

PLANNING COMMISSION STAFF REPORT

REPORT DATE:

February 5, 2009

AGENDA DATE:

February 12, 2009

PROJECT ADDRESS:

1900 Lasuen Road (MST2007-00140)

El Encanto Hotel

TO:

Planning Commission

FROM:

Planning Division, (805) 564-5470

Danny Kato, Senior Planner DAV

Kathleen Kennedy, Associate Planner LAW

I. EXECUTIVE SUMMARY

In 2004, the Planning Commission approved a Master Plan for the El Encanto Hotel. The project subsequently received several determinations of Substantial Conformance for changes. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) a predominantly underground utility distribution facility and a surface valet parking lot with an underground operations facility below in the northwest corner; 2) Mission Village, consisting of 5 cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated in one of the project revisions that received a substantial conformance determination; and 4) a swimming pool with a fitness center below.

The proposal also includes a realignment of a small portion of the sandstone wall at the main driveway entrance on Alvarado Place to provide better circulation, and a new trash enclosure, screening gate, retaining walls and landscaping are proposed for the service area adjacent to the Main Building. The four parking spaces that were previously approved in the service area would be relocated to the Mission Village parking structure. The following table describes the proposed changes in relation to the 2004 approval.

	2004 Approval and Subsequent Substantial Conformance	
Amenity	Determinations	Proposed
Northeast Corner	Renovation of 3 existing cottages and reconfigured parking lot	Demolition of 3 existing cottages, and construction of an underground parking garage with 5 cottages above (Mission Village).
Northwest Corner	Relocate 3 historic cottages onsite (completed); construction of a 52 space, surface valet parking lot	Construction of the utility distribution facility, an 43 space surface parking lot, with an operations facility underneath

Amenity	2004 Approval and Subsequent Substantial Conformance Determinations	Proposed
Cottages 27 and 28	Approved in 2004, but subsequently eliminated as part of a Substantial Conformance Determination	Proposal to reinstate the approvals for Cottages 27 and 28.
Swimming Pool and Fitness Center	Remodel existing pool, expand the pool deck, and place fitness center below the dining room in the main building.	Relocate pool to the east, and place fitness center underneath the pool and pool deck.
Service Area	Parking spaces, loading area	Add trash enclosure, screening gate, retaining wall, landscaping. Move 4 parking spaces into the Mission Village underground parking garage, reconfigure entrance for better circulation.

II. REQUIRED APPLICATIONS

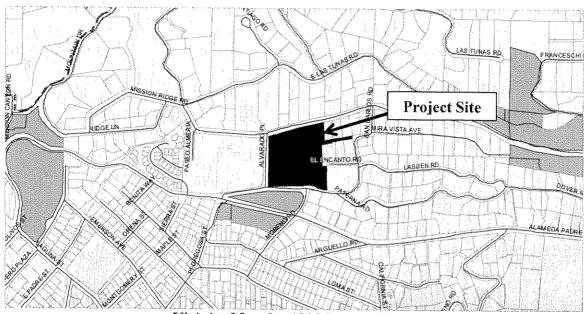
The discretionary applications required for this project are:

- 1. <u>Modification</u> to allow the utility distribution facility and Mission Village to encroach into the front setback along Mission Ridge Road (SBMC§28.27.050);
- 2. <u>Modification</u> to allow the utility distribution facility and surface parking lot to encroach into the front setback along Alvarado Place (SBMC§28.27.050);
- 3. <u>Modification</u> to allow Mission Village and Cottages 27 and 28 to encroach into the interior setback on the east side of the property (SBMC§28.27.050);
- 4. <u>Modifications</u> to provide less than the required distance between buildings (SBMC§28.27.050.2);
- 5. <u>Development Plan Approval</u>, as defined within R-H Zone standards (SBMC§28.27.100);
- 6. <u>Development Plan Approval</u> to allocate 7,021 square feet of non-residential square footage from the Minor Addition and Small Addition categories (SBMC§28.87.300); and
- 7. <u>Transfer of Existing Development Rights</u> of 10,000 square feet of non-residential floor area to the project site (SBMC§28.95).

III. RECOMMENDATION

With the approval of the requested Modifications, the proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are compatible with the surrounding neighborhood. Therefore, Staff recommends that the

Planning Commission adopt the Mitigated Negative Declaration, and approve the project, making the findings outlined in Section IX of this report, subject to the conditions of approval in Exhibit A.



Vicinity Map for 1900 Lasuen Road

APPLICATION DEEMED COMPLETE:

December 16, 2008

DATE ACTION REQUIRED ON THE NEGATIVE DECLARATION:

June 15, 2009

IV. SITE INFORMATION

Applicant:	Trish Allen, SEPPS	Property Owner:	Orient Express Hotels, Trains & Cruises
Parcel Number:	019-170-022	Lot Area:	6.77 acres (gross); 6.69 acres (net)
General Plan:	Residential, 3 units per acre	Zoning:	R-2/4.0/R-H: Two Family Residential/ 4 units per acre/ Resort-Residential Hotel Zone Overlay
Existing & Proposed Use: Hotel, Restaurant and related Facilities		Topography:	Approximately 12 %
Adjacent Land Uses: North - Residential South - Orpet Park/Residential			esidential iviera Park Research Center

V. PROJECT DESCRIPTION

The approved 2004 Master Plan included a total of 97 guest rooms. Since that time, the El Encanto Hotel was sold to the Orient Express company, which resulted in the request for the Revised Master Plan. The current proposal includes a decrease in the number of guest rooms from 97 to 92 through a reconfiguration and combination of some of the guest rooms. A guest room matrix, that identifies the number of rooms per cottage, is provided on the project plans. The current proposal includes a request to retain the entitlement for 97 rooms, so that if needed in the future, five additional rooms could be created through reconfiguration of the interiors of the existing cottages. The Revised Master Plan does not include an increase in the number of employees. The proposed project is further described below.

1) Utility distribution facility and surface valet parking lot with operations facility below. As part of the 2004 Master Plan, historic cottages (17, 18 and 19) were to be relocated from the northwest corner of the property, and the surface parking lot was to be resurfaced and reconfigured to provide 52 valet parking spaces. Although the historic cottages were relocated recently, the new owners decided that the approved plan did not meet their needs. The Revised Master Plan includes a new design for this corner of the property, which consists of the utility distribution facility and a surface valet parking lot with an operations facility underneath.

The main purpose of the utility distribution facility is to provide condensed water of appropriate temperature, which is used to help heat and cool the buildings. The utility distribution facility is described as an alternative to installing heating and ventilating equipment to each individual cottage, with their associated exterior equipment, such as condensers and vent pipes, etc. On January 25, 2006, the Historic Landmarks Commission reviewed three air conditioning units on cottages being renovated under the 2004 Master Plan and it was determined that the individual HVAC units were unacceptable and the applicant was told to explore other options.

The majority of the 2,796 square foot utility distribution facility would be located 17 to 22 feet underground, and encapsulated with a concrete lining and acoustical silencers. Two, small, one-story structures connected by a trellis element would be above ground. The structure on the west side (approx. 311 sq. ft.) would contain the electrical switch gear and the structure on the east side (approx. 620 sq. ft.) would contain a portion of the condensed water cooling equipment. A plaster wall and trellis would screen air ventilation equipment and silencers. A modification is requested to allow the northwest corner of the utility distribution facility to have a 17 foot setback instead of the required 30 foot front setback from both Alvarado Place and Mission Ridge Road. Also, a small portion of the trellis and a portion of the air intake area (approximately 18" high) would also encroach into the required 30 foot front setback from Mission Ridge Road.

The surface valet parking lot would consist of 43 parking spaces, and would be screened by a perimeter wall. Five tree wells would be incorporated into the design to accommodate new trees. A modification is requested to allow the surface valet parking lot to have a 10'-7" setback instead of the required 30 foot front setback from Alvarado Place.

The 8,773 square foot, underground operations facility would be located below the parking lot and would include on-site laundry services, staff lockers, storage, and staff offices. The operations facility would also include a 743 square foot storage area that would extend underneath Cottage 29 (a cottage approved with the 2004 Master Plan) located directly to the east.

2) Mission Village with valet parking garage below. The 2004 Master Plan included the renovation of the existing cottages (22, 23, and 24) and the reconfiguration of the surface parking lot located in the northeast portion of the site. The Revised Master Plan includes the demolition of these cottages and the construction of Mission Village. Mission Village would consist of five new cottages constructed over a partially underground parking garage with 51 valet parking spaces. The new cottages would be at the same height as the existing cottages in this area. Employee parking spaces would be located in this garage. Vehicular access to the parking garage would be from the existing driveway on Mission Ridge Road.

The existing cottages, built in 1976, consist of three, two-story detached structures containing 20 guest rooms and totaling 10,614 net square feet. The new Mission Village Cottages (30-34) would be composed of 26 guest rooms, in a combination of one and two-story structures and would total 11,434 square feet. A modification is requested to allow Cottages 32 and 33 to encroach into the required 40 foot front setback along Mission Ridge Road, and to allow Cottages 33 and 34 to encroach into the required 40 foot eastern interior setback. Because the buildings would be constructed at an angle in relation to the property lines, the distances would vary. For Cottage 32, the closest point would be 6 feet from the property line. For Cottage 33, the closest point would be 10 feet from the property line. Along the eastern interior property line, Cottages 33 and 34 would be approximately 15 feet from the property line.

- 3) Cottages 27 and 28. New Cottages 27 and 28, totaling 1,838 square feet, were previously approved with the 2004 Master Plan. These cottages were subsequently eliminated from the Master Plan when the square footage associated with the cottages was transferred to the basement level of Main Building as part of a Substantial Conformance Determination. The Revised Master Plan includes a request for the "re-approval" of Cottages 27 and 28, which consists of 3 guest rooms and a total of 1,934 square feet. Cottages 27 and 28 would be located on the east side of the property, immediately south of the proposed Mission Village area, in substantially the same location as the previous approval. There is a slight increase in square footage over the previous approval, and the orientation of the cottages has been changed as a result of comments from the Historic Landmarks Commission. A modification is requested to allow the patio of Cottage 27 to have a 19 foot setback instead of the required 30 foot setback and Cottage 28 to have a 33 foot setback instead of the required 40 foot setback along the eastern interior property line.
- 4) Swimming pool and fitness center. The 2004 Master Plan included a remodel of the existing pool with an expansion of the pool deck area. Also, a fitness center was approved to be located within the existing floor area located beneath the dining deck in the main building. The revised Master Plan would relocate the swimming pool to the west and a 2,775 square foot partially subterranean fitness center and pool equipment area would be constructed under the pool and pool deck.

Parking: The 2004 Master Plan was approved with 97 parking spaces (52 spaces in a new parking lot in the northwest corner, 33 spaces in a new parking lot in the northeast portion of the site, 11 spaces by the Main Building motor court and service area and one adjacent to Cottage 20). The Revised Master Plan would include a total of 100 parking spaces. The surface valet parking lot in the northwest corner of the project site would include 43 parking spaces, 51 spaces would be provided in the Mission Village parking structure in the northeast corner, and the remaining six parking spaces would be provided in the motor court area close to the Main Building.

VI. <u>BACKGROUND</u>

The project site is currently developed with the El Encanto Hotel, a resort hotel that first opened in 1918. At that time, there was a central hotel building and eight cottages. Over the course of the next two decades or so, many new cottages were either constructed or acquired through the acquisition of acreage to the east. In the 1950's, a swimming pool and some additional cottages were constructed. The last major renovation to the hotel was completed in the 1970's, when some structures were demolished and the tennis court and three new buildings were constructed. At that time, the hotel had a total of 24 buildings.

A Master Plan, approved by the Planning Commission in 2004 consisted of the addition of five new cottages (25 through 29) containing nine new guest rooms, for a total of 97 rooms and 29 cottages; a 2,251 square foot expansion and remodel of the main hotel building; the onsite relocation of three historic cottages (17, 18, and 19); the exterior alteration of four cottages (16, 22, 23, and 24); the interior renovation of all existing cottages; the reconfiguration of the parking areas and the elimination of two parking spaces for a total of 97; and the removal of the tennis court. Alterations to the main hotel building included a new entry pergola, a new loading dock and raising the lower level dining deck. A new spa, fitness center, and administrative offices were proposed within the existing under floor area located below the dining deck. The proposal also included the removal of 33 trees, the relocation of seven trees and the addition of 120 trees and other new landscaping.

A Historic Structures/Sites Report prepared by Preservation Planning Associates, dated December 2002, was accepted by the Historic Landmarks Commission on January 8, 2003. The report evaluated the level of significance of each building on the property, and analyzed potential impacts of the proposed Master Plan. (The 2002 Historic Structures/Sites Report is included as an attachment to public comment letter 3.) The report concluded that impacts to historic resources, as a result of the 2004 Master Plan, were less than significant.

Just prior to the approval of the project, the ownership of the property changed. Subsequently, as the new project team proceeded through the next stages of the project, including preliminary and final approvals by the Historic Landmarks Commission (HLC) and submittal of building permit applications, it was determined that a number of changes to the project would be necessary. Substantial structural problems were found within Cottages 4, 12 and the Main Building, and as a result, the applicant submitted requests for Substantial Conformance Determinations from Staff so that the buildings could be demolished and reconstructed.

Some changes were requested in regard to the reconstruction of the Main Building. These changes included an increase in the size of the basement, a two foot increase in height (to allow room for required mechanical equipment between the floors), and a new mechanical equipment enclosure on the roof. Cottage 4 was approved to be reconstructed, with a slight increase in square footage. Final approval from the HLC is still pending for Cottage 12.

At stated in the project description section, approvals of Cottages 27 and 28 were eliminated when the square footage associated with the cottages was transferred to the basement level of Main Building as part of a Substantial Conformance Determination. The Revised Master Plan includes a request for the "re-approval" of Cottages 27 and 28.

A Staff Hearing Officer approval was granted on December 6, 2006 for a modification to allow a minor addition to Cottage 11 to encroach into the interior setback.

Each exterior change associated with the 2004 Master Plan has been required to be reviewed and approved by the HLC. In addition, each design has been required to be evaluated in a Letter Addendum to the Historic Structures/Sites Report and accepted by the HLC. No potentially significant environmental impacts were identified and the changes were found to be categorically exempt from further CEQA review.

At the June 5, 2008, Planning Commission lunch meeting, staff presented a brief update on the El Encanto Hotel, and informed the Commission that the applicant would be submitting an application for the Central Plant separately from the other components of the Revised Master Plan. At that lunch meeting, some Commissioners requested that staff schedule a concept review at the Planning Commission in order to provide both the Commission and the neighbors with an update on the approved Master Plan and an opportunity to review the Revised Master Plan.

On July 17, 2008, the Planning Commission held a concept review hearing. At that time, the applicant presented a Revised Master Plan to be proposed in two Phases. Phase One would consist of a Central Plant (now called the utility distribution facility) and Phase Two would consist of remaining components. All other approvals associated with the 2004 Master Plan, and not part of the Revised Master Plan, would remain in effect. The applicant requested that the Central Plant component be brought separately to the Planning Commission for consideration. At the concept hearing, the Commissioners stated that there was support for the phasing of the project as proposed.

The applicant moved forward with the Central Plant as a separate application and received Planning Commission approval on August 21, 2008. The approval was subsequently appealed by a number of neighbors who were concerned about the location and potential noise associated with the Central Plant. In response to the appeal, the applicant decided to withdraw the Central Plant application and incorporate it back into the Revised Master Plan.

VII. GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed	
Setbacks	1-story buildings: 30' 2-story buildings: 40'	All perimeter buildings: legal, non-conforming	Encroachments requested (see below)	
Building Height	Main Building only: 30 feet; Other buildings: 2 stories	Main Building: 28 feet Other buildings: 1 and 2 story	All new buildings to be 2 story except # 27 and #30	
Parking	97 spaces (1 space per entitled guest room)	97 spaces approved with 2004 Master Plan	100 spaces	
Distance between buildings	15 feet or the height of the taller building	Varies	Modification requested	
Lot Coverage -Buildings -Open Parking & Driveways	33.33 % of lot area 33.33 % of lot area	16 % 21 %	24 % 18 %	

General Plan: The project site is located in the Riviera neighborhood, which is bordered on the north by Mission Ridge Road, on the south by Alameda Padre Serra, on the east by Sycamore Canyon Road and on the west by Mountain Drive. The General Plan designation for the site and the surrounding areas is Residential, 3 units per acre. Although most of the Riviera is developed with single-family residences, the Land Use Element acknowledges that there are exceptions, including the subject property and the adjacent Riviera Park Research Center. Based on the historic development of the project site as a hotel and the General Plan's acknowledgement of certain historic exceptions to the typical residential use of the Riviera, the proposed continuation of the project site as a hotel is in compliance with the General Plan.

Modifications: The proposed project would meet the requirements of the R-H, Resort-Residential Hotel Zone, with the exception of the required front and interior setbacks and distances between buildings. In the R-H Zone, the setback requirements from all perimeter lot lines are twice the maximum front yard requirements for the underlying residential zone. In this case, the resulting setbacks are 30 feet for one-story buildings and 40 feet for two-story buildings. All of the existing structures located around the perimeter of the hotel site are legal, non-conforming, and encroach into the required setbacks, and some existing buildings, walls, and steps also encroach into the public right-of-way.

The utility distribution facility would encroach into the required front setbacks along both Alvarado Place and Mission Ridge Road; the surface valet parking lot would encroach into the front setback along Alvarado Place; Mission Village Cottages 32 and 33 would encroach into the front setback along Mission Ridge road; and Mission Village Cottages 33 and 34 and Cottages 27 and 28 would encroach into the eastern interior setback.

Staff supports the Modification requests to allow the encroachments into the setbacks, for the reasons stated below.

The proposed utility distribution facility would be located further from the property lines at the northwest corner than the previous location of Cottage 19 (the historic Cottage relocated from this corner) and the surface parking lot approved in 2004 (see previous site plans included with proposed plans). The proposed surface parking lot would be approximately the same distance (10') from the property line along Alvarado Place as the existing parking lot and the parking lot approved in 2004. The proposed surface parking lot would be at a lower elevation than Mission Ridge Road, adequate landscaping would be provided at this location, and the structures themselves would also provide both a sound and visual barrier to the new surface parking lot proposed for the area directly adjacent to the utility distribution facility.

Early on in the development of the Revised Master Plan, the applicant brought the proposal to a Planning Commission at a lunch meeting to receive comments. At that time, the Commission stated that the Mission Village setback encroachments into the setbacks would be supportable because the existing cottages already encroach in this area.

The modifications to allow the patio of Cottage 27, a one-story structure, to encroach into the required 30 foot setback and a portion of Cottage 28, a two-story structure, to encroach into the required 40 foot setback is supportable by staff because there will be a substantial landscape buffer between the buildings and the property line, the setback would be similar to that of other patios and buildings along

this property line, and a similar encroachment was approved for Cottage 27 when it was part of the 2004 Master Plan.

The distance between buildings requirement is a minimum of 15 feet or the height of the taller building. The application includes a request to allow less than the required distance between the new Mission Village cottages as well as Cottage 28. Staff is in support of the modification requests because the spatial relationships between the buildings have been evaluated in an Addendum to the Historic Structures/ Sites Report, have been determined to be acceptable by the Historic Landmarks Commission.

Parking: The Zoning Ordinance requirement for a resort hotel is one space per sleeping unit. The revised Master Plan consists of 92 units, and the applicants are requesting to maintain the existing entitlement for 97 rooms; therefore, 97 spaces are required.

During the review of the 2004 Master Plan, Transportation Planning Staff calculated the parking demand of 97 rooms, based on the ITE rate (311) for a convention hotel (0.81 spaces on weekdays, and 1.03 on weekends) to be 78 on weekdays and 100 on weekends, and determined that the Zoning Ordinance requirement of 97 spaces was sufficient. Upon review of the current proposal, which does not include any additional rooms, Staff is requesting that the Revised Master Plan include 3 additional parking spaces to meet the higher demand number of 100. The applicant agreed to provide these additional parking spaces.

Because all of the parking spaces located in the northwest corner parking lot and the northeast corner garage would be serviced by valets and inaccessible to the public, the parking is considered a parking storage area rather than a parking lot. This would enable the vehicles to be double or triple stacked. Transportation Planning staff has reviewed the parking plan and would be able to grant a waiver of the parking design standards.

VIII. <u>ISSUES</u>

A. DESIGN REVIEW

Each component of the Revised Master plan has been conceptually reviewed by the Historic Landmarks Commission (HLC) and has received enough positive comments to have the proposal move forward to the Planning Commission for consideration. Because the Revised Master Plan consists of many separate components, each component was reviewed separately by the HLC (see Exhibit C – HLC Minutes); however, the entire Revised Plan was evaluated in a Letter Addendum to the Historic Structures/Sites Report dated November 9, 2008. The Letter Addendum was accepted by the HLC on November 12, 2008.

On June 28, 2006, Cottage 27 was determined to be acceptable by HLC and on July 26, 2006, Cottage 28 received positive comments.

The swimming pool and fitness center was reviewed on many occasions. On March 21, 2007, the HLC accepted the proposed design of the swimming pool and fitness center.

On June 11, 2008, the HLC reviewed the Mission Village with valet parking garage below and stated that it accepted the size, bulk and scale of the project and stated that the architecture was generally

acceptable. Also, the Commission stated that parking podium needed to be modified in relation to the ground and architecture and that the scale of the proposed fountain be restudied.

On July 9, 2008, the HLC reviewed the utility distribution facility and surface valet parking lot with operations facility below and stated that it did not object to having surface parking in the northwest corner but commented that the parking lot should be lowered and should have a 60 foot long screening wall, with at least five feet in height at the lowest point, to block vehicle headlights. The Commission further commented that the wall should be plaster rather than sandstone and that breaks in the wall to allow for skylights (for the operations faculty below) was acceptable. Also, the Commission stated that both lighting and noise should be minimized as much as possible, and as many eucalyptus trees as possible should be preserved. The applicant has addressed the comments of the HLC by submitting revised plans that maximize the screening of the parking lot by lowering the surface parking lot elevation and providing a site wall ranging from approximately 5 to 7 feet and additional landscaping.

On December 10, 2008, the HLC reviewed the revisions to the entry on Alvarado Place and the service area adjacent to the Main Building. The Commission accepted the proposal stating that the widening of the driveway should be minimized as much as possible, that the new plantings be drought-tolerant, including those in the planter in the center of the driveway, and that the side of the trash enclosure facing the entry be sandstone.

The design of the proposed project, including both architectural and landscape design, will return to the HLC for preliminary and final approval, following an approval by the Planning Commission.

B. ENVIRONMENTAL REVIEW

An Initial Study was prepared for the proposed project because the California Environmental Quality Act (CEQA) requires that an environmental assessment be provided for a project that is proposing more than 10,000 square feet of new non-residential floor area. The environmental analysis determined that the proposed project could potentially have significant adverse impacts related to biological resources, cultural resources, noise, and public services; however, mitigation measures described in the Initial Study and agreed to by the applicant would reduce potential impacts to less than significant levels. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with air quality, cultural resources and water resource issues.

A Draft Mitigated Negative Declaration was prepared for the proposed project, and a public review period was held from December 17, 2008 to January 15, 2009. Eight comment letters were received during the comment period. On January 8, 2009, the Planning Commission conducted a public hearing to accept testimony regarding the Draft Mitigated Negative Declaration. Ten individuals as well as the Planning Commission provided comments. The comment letters and the responses to the comments received regarding the Draft Mitigated Negative Declaration are attached to the Initial Study. The main issue areas discussed in the comments and response to comments are as follows:

1. Previous project approvals, cumulative impacts, and need for EIR: As noted in the background section, the Planning Commission approved a master plan for the project site in 2004. Environmental review was performed for this approval and the substantial conformance determinations. In each case the previous projects were determined to not result in any potentially significant environmental impacts and were deemed

categorically exempt from further CEQA review pursuant to Section 15301 Existing Facilities and 15303 New Construction.

Potential environmental impacts resulting from the proposed project are considered in relation to an environmental baseline. The baseline considered in the IS/MND includes the existing physical environment and that development allowed and currently being constructed under the approved 2004 permit and subsequent substantial conformance determinations consistent with guidance from CEQA case law. Where the proposed project would potentially add an incremental adverse impact in a specific resource category, potential cumulative impacts from past, present, and reasonably foreseeable future projects are considered in the analysis. No substantial evidence has been presented in the IS/MND or comments received that there is a potential for the project, as mitigated, to result in project specific or cumulative impacts exceeding the significance thresholds accepted by the City. Therefore, a mitigated negative declaration is the appropriate environmental document.

- 2. Noise: An acoustical analysis and follow-up addendum (Newsom Brown Acoustics, November 20, 2008 and January 27, 2009) has been prepared for the proposed project and accepted by City staff. These reports analyze, among other things, the future cumulative noise environment that will result from the operation of the proposed project. The utility distribution facility would generate noise levels of 26 dB(A) at the nearest property line of the hotel. Taken together with noise from the general operation of the hotel and traffic, average ambient noise levels at the hotel's property lines would be well below the City's standard of 60 dB(A) Ldn in residential neighborhoods.
- 3. Aesthetics: The proposed project would not block public views from Mission Ridge Road, Orpet Park, or any other public viewing location. The existing cottages located in the northeast corner are below the elevation of Mission Ridge Road and do not appear to block views across the hotel site from residences located uphill to the north. The new Mission Village cottages proposed for this northeast corner would be approximately the same height as the existing cottages and therefore, would not change any existing views. Additionally, other proposed buildings would be located further away from Mission Ridge Road and at a lower elevation due to the slope of the site and therefore, would not block any existing views across the site. The HLC has reviewed the proposed project and given the design positive comments.
- 4. <u>Historic Resources:</u> To address the Revised Master Plan, an Addendum to the 2002 Historic Structures/Sites Report was prepared that evaluates all components of the Revised Master Plan, including landscaping, in relation to the entire site and neighboring sites. The report identifies a group of five eucalyptus trees, located along Alvarado Place in the northwest corner as historically significant, not as individual trees but as a group that is part of the hotel setting. The report found that removal of the trees for reasons other than health and safety concerns would constitute a significant impact to historic resources. The applicant has accepted a mitigation measure that requires the preservation of the trees unless they are deemed to be a threat to public safety. HLC in their review of the project found that the project, as mitigated, would result in less than

significant impacts to historic resources. The Fire Department has also reviewed the project plans and made recommendations concerning the maintenance of the eucalyptus trees that will ensure adequate fire protection for the area.

The Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. Pursuant to CEQA, prior to approving the project, the Planning Commission must adopt the Mitigated Negative Declaration. For each mitigation measure adopted as part of a Mitigated Negative Declaration, the decision makers are required to make the mitigation measures into conditions of project approval, and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation (PRC Sec.21081.6). The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of approval for this project. In addition, a mitigation monitoring and reporting program (MMRP) is included as an exhibit to the Initial Study.

C. DEVELOPMENT PLAN IN R-H ZONE

The legislative intent of the R-H (Resort-Residential Hotel) Zone is to provide for the highly specialized uses that are associated with the development and operation of resort-residential hotels, and to ensure the least possible conflict with or disturbance of the amenities attached to and associated with adjoining residential areas. A Development Plan is required for any proposal for construction or relocation of any new buildings, structures, parking lot(s) or facilities, on any property zoned R-H. Approval of the Development Plan would be based on the finding that the proposal satisfies the intent of the R-H zone.

Staff has determined that the proposal satisfies the intent of the R-H zone because it consists of components that are necessary for the operation of the existing resort hotel, and the environmental document concluded that all impacts would be less than significant. The lack of significant environmental impact and the addition of substantial landscaping and noise mitigation measures will ensure the least possible conflict with adjoining residential areas.

D. DEVELOPMENT PLAN (SQUARE FOOTAGE ALLOCATION)

Currently, 7,021 square feet of non-residential floor area is available for the project site under the City's Measure E non-residential growth management program. The proposed Revised Master Plan would require a total of 17,021 square feet of non-residential floor area allocation. Since this amount exceeds the remaining available square footage, the project includes a request to transfer the additional 10,000 square feet of floor area from another site within the City through the transfer of existing development rights process allowed by the Zoning Ordinance.

A property located at 210 -222 East Yanonali Street (also known as 214 E. Yanonali Street) contained three commercial and industrial buildings consisting of 38,067 square feet of non-residential floor area. As part of an approved mixed-use development project, the commercial and industrial buildings were demolished and 40 residential condominium units and 1,800 square feet of non-residential floor area was constructed. Since the remaining 36,267 square feet was not rebuilt onsite, the non-residential square footage became available for purchase.

The square footage was purchased by one entity which is turn has offered to transfer 10,000 square feet of floor area to the El Encanto for the Revised Master Plan development. Staff has verified the available square footage from the Yanonali Street site. If the proposed project is approved, the applicant will be required to provide documentation as required by the Zoning Ordinance (SBMC Chapter 28.95, Transfer of Existing Development Rights).

IX. FINDINGS

The Planning Commission finds the following:

A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION

- 1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration together with comments received during the public review period process.
- 2. The Planning Commission finds on the basis of the whole record before it (including the initial study and comments received) that there is no substantial evidence that the project will have a significant effect on the environment.
- 3. The Planning Commission finds that the Final Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
- 4. The Planning Commission finds that the Final Mitigated Negative Declaration has been prepared in compliance with CEQA, and constitutes adequate environmental evaluation for the proposed project.
- 5. A mitigation monitoring and reporting program for measures required in the project or made a condition of approval to mitigate or avoid significant environmental effects has been prepared.
- 6. The location and custodian of the documents or other materials which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

B. MODIFICATIONS (SBMC§28.27.050)

The modification requests to allow the utility distribution facility to encroach into the required front setbacks along both Alvarado Place and Mission Ridge Road; the surface valet parking lot to encroach into the front setback along Alvarado Place; Mission Village Cottages 32 and 33 to encroach into the front setback along Mission Ridge road; Mission Village Cottages 33 and 34 and Cottages 27 and 28 to encroach into the eastern interior setback and the modification requests to provide less than the required distance between buildings are consistent with the purposes and intent of the Zoning Ordinance

and are necessary to secure an appropriate improvement on a lot, because the amount of encroachment is less than or equal to the encroachment of the amenities that previously existed in these locations, and there is substantial landscape and visual buffers between these amenities and their respective lot lines, as described in Section VII of this Staff Report.

C. DEVELOPMENT PLAN APPROVAL (SBMC§28.87.300)

- 1. The proposed development complies with all provisions of the Zoning Ordinance. With the approval of the requested Modifications, the proposed Revised Master Plan will be in compliance with the R-H Zone standards, as described in Section VII of the Staff Report.
- 2. The proposed development is consistent with the principles of sound community planning. The proposed project is consistent with the principles of sound community planning by maintaining the current use of the property as a resort hotel, which is an allowed use in the R-H Zone, and conforms to the General Plan description of the neighborhood, as described in Section VII of the Staff Report. Further, the project has been designed to minimize the impact on its residential neighbors.
- 3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. All exterior alterations onsite require review and approval by the Historic Landmarks Commission (HLC). The HLC has conceptually reviewed the project and has found it to be compatible with the existing buildings and the surrounding neighborhood.
- 4. The proposed development will not a have a significant unmitigated adverse impact upon City and South Coast affordable housing stock. The project would not result in a significant impact to City and South Coast affordable housing stock as it will maintain the current use as a resort hotel, and will not increase the number of rooms or employees, as described in Section 8 of the Initial Study/Mitigated Negative Declaration.
- 5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources. Adequate City services are currently available to the project site. Water resource impacts are not anticipated with the construction of the proposed development because there will be no increase in water demand as described in Section 9 of the Initial Study/Mitigated Negative Declaration.
- 6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic. Traffic impacts are not anticipated with the

construction of the proposed development because the hotel maintains the same number of rooms as the previously existing hotel, as described in Section 11 of the Initial Study/Mitigated Negative Declaration.

7. Resources will be available and traffic improvements will be in place at the time of project occupancy. Adequate City services are currently available to the project site, and traffic improvements are not required.

D. DEVELOPMENT PLAN IN R-H ZONE (SBMC§28.27.100)

- 1. The proposed development is consistent with the regulations in the R-H zone. With the approval of the requested Modifications, the proposed Revised Master Plan will be in compliance with the R-H Zone standards, as described in Section VII of the Staff Report.
- 2. The proposed development meets the intent of the R-H Zone District by ensuring the least possible conflict with or disturbance of the amenities attached to and associated with adjoining residential areas. The project has reduced its potential impacts to a less than significant level, and including amenities to increase landscaping and reduce noise, as described in Section VIII.C. of the Staff Report.

E. TRANSFER OF EXISTING DEVELOPMENT RIGHTS (SBMC§28.95.060)

- 1. The proposed development plans for both the sending and receiving sites are consistent with the goals and objectives of the General Plan of the City of Santa Barbara and the Municipal Code. The mixed-use development on the sending site received approval by the City Council on April 17, 2001 and met all standards for review. With approval of the requested Modifications, the receiving site (El Encanto Hotel) will comply with all standards for review in Section 28.87.300.E., as stated in the findings C.1 through C.7 above.
- 2. The proposed developments will not be detrimental to the site(s), neighborhood or surrounding areas. The sending site project was approved by the City Council and the Architectural Board of Review, which found the project to be appropriate, and the El Encanto Hotel project has reduced its potential impacts to a less than significant level, and included amenities to increase landscaping and reduce noise.
- 3. The floor area of proposed nonresidential development on the receiving site does not exceed the sum of the amount of Existing Development Rights transferred when added to the amount of Existing Development Rights on the receiving site, and does not exceed the maximum development allowed by the applicable zoning of the receiving site. The proposed total new floor area of 17,021 s.f. does not exceed the sum of the transferred square footage (10,000).

square feet) plus the 7,021 s.f. of Small and Minor Additions of Measure E square footage allowed for the site plus the amount of existing development. The proposed development does not exceed the maximum development allowed by the R-H Zone.

- 4. Each of the proposed nonresidential developments on the respective sending site(s) and receiving site(s) will meet all standards for review as set forth in Section 28.87.300.E of the Municipal Code and all provisions of this Chapter, and will comply with any additional specific conditions for a transfer approval. The sending site received approval by the City Council on April 17, 2001 and met all standards for review. With approval of the requested Modifications, the receiving site (El Encanto Hotel) will comply with all standards for review in Section 28.87.300.E., as stated in the findings C.1 through C.7 above.
- 5. Development remaining, or to be built, on a sending site is appropriate in size, scale, use, and configuration for the neighborhood and is beneficial to the community. The development on the sending site received approval by the City Council on April 17, 2001 and has been constructed. The development was approved by the Architectural Board of Review which found it to be compatible with the surrounding neighborhood.

Exhibits:

- A. Conditions of Approval
- B. Applicant's letter, dated January 30, 2009
- C. Historic Landmarks Commission Minutes
- D. Final Initial Study/ Mitigated Negative Declaration (includes Public Comment Letters, Response to Comments)

PLANNING COMMISSION CONDITIONS OF APPROVAL

1900 LASUEN ROAD, EL ENCANTO HOTEL MODIFICATIONS, DEVELOPMENT PLAN APPROVALS AND TRANSFER OF EXISTING DEVELOPMENT RIGHTS

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. California Department of Fish and Game Fees Required. Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. Without the appropriate fee, the Notice of Determination cannot be filed and the project approval is not operative, vested, or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game.
- B. **Design Review.** The project is subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied:
 - 1. **Arborist Report.** Prior to submittal to the HLC for preliminary approval of development in the northwest corner, the arborist report (required per Condition E.2 below) shall be reviewed and approved by the City's Environmental Analyst. If any of the trees are to be removed pursuant to the arborist determination, the trees shall be replaced with skyline trees.
 - 2. Canopy Trees. At least six canopy trees (minimum 36 inch box size) shall be incorporated into the final plans in the Mission Village area as required by the Historic Landmarks Commission on June 11, 2008.
 - 3. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- C. Recorded Conditions Agreement. Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
 - 1. **Approved Development.** The development of the Real Property approved by the Planning Commission on <u>February 12, 2009</u> is limited a Resort-Residential Hotel consisting of a main building, restaurant, swimming pool, fitness center, valet parking, utility distribution facility, associated back of house facilities, and up to 97 guest rooms within the improvements shown on the project plans signed by the chair of the Planning Commission on said date and on file at the City of Santa Barbara.

PLANNING COMMISSION CONDITIONS OF APPROVAL 1900 LASUEN ROAD, EL ENCANTO HOTEL FEBRUARY 12, 2009 PAGE 2 OF 19

- 2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
- 3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
- 4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC the owner is responsible for its immediate replacement.
- Storm Water Pollution Control and Drainage Systems Maintenance. Owner 5. shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
- 6. **Operational Covenants.** The Owners shall operate the hotel in accordance with the following requirements:
 - a. **Parking.** All parking spaces shall be kept open and available for the parking of vehicles in the manner for which the parking spaces were designed and permitted.
 - b. Landscape Maintenance. All landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - c. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company.

If no green waste containers are provided on-site, the green waste will be hauled off site.

- d. Gates. Any gates that have the potential to block access to any designated commercial space shall be locked in the open position during business hours.
- 7. **Visitor Information Program.** A Visitor Information Program shall be prepared and implemented, subject to review and approval by the Public Works Director. The program shall include, but not be limited to:
 - a. Provide links to alternative transportation sites on the company website.
 - b. Provide information to visitors (prior to them coming) regarding alternative transportation available in Santa Barbara.
 - c. Provide free shuttle service to and from airport, rail, regional bus services and downtown locations.
 - d. A means of providing train, bus and airline schedules and maps to prospective hotel guests.
 - e. A means of providing hotel guests with information on alternative transportation modes, schedules, and maps of access to the Central Business District, beach area and other local and regional points of interest. In addition, the hotel operator shall contact the Metropolitan Transit District to purchase bus and/or shuttle passes or tokens for hotel guests. These passes shall be available to any guests who request them.
 - f. Advertisement for and solicitation of meetings and other events which includes explanation of the City's clean air and energy reduction goals and an explanation of the benefits of using alternative transportation modes.
 - g. A means of coordinating special events with the City so that appropriate traffic controls, rerouting, and timing of events can be achieved.
- 8. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling containers, in each room. Recyclable material and green waste collection and pick-up areas shall be provided on-site for the hotel and restaurant operations. A minimum of 50 percent of the area devoted to holding trash for the project shall be used for recycling purposes.
- 9. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/unloading areas in order to keep debris from entering the storm water collection system.

PLANNING COMMISSION CONDITIONS OF APPROVAL 1900 LASUEN ROAD, EL ENCANTO HOTEL FEBRUARY 12, 2009 PAGE 4 OF 19

- D. Public Works Requirements Prior to Building Permit Issuance. The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
 - 1. **Dedication(s).** Easements as shown on the approved El Encanto Revised Master Plan and described as follows, subject to approval of the easement scope and location by the Public Works Department and the Building and Safety Division:

A twenty-foot (20') wide easement for City water main purposes as required for relocation of existing water main as shown on the approved El Encanto Revised Master Plan.

- 2. **Hydrology Report.** The Owner shall submit a final hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
- Mission Ridge Public Improvements. The Owner shall submit C-1 public 3. improvement plans for construction of improvements along the property frontage on Mission Ridge Road and at the intersection of Alvarado Place. The C-1 plans shall be submitted separately from plans submitted for a Building Permit and shall be prepared by a licensed civil engineer. As determined by the Public Works Department, the improvements shall include the following: remove existing hedges from public right-of-way along Mission Ridge Road, abandonment and/or removal of the portion of the existing City owned water main currently traversing the subject property, and construction of new City water main aligned within the Mission Ridge Road rights-of-way eventually crossing the northeastern portion of the property through a twenty-foot (20') water main utility easement offered to the City and connecting to the existing City owned water main in Mira Vista Avenue, construct driveway apron as shown on approved plans with adequate site visibility, installation of approximately five hundred fifty linear feet (550') of new City standard curb and gutter along entire property frontage including intersection corner of Mission Ridge Road and Alvarado Place, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limit of all trenching, connection to City sewer main, public drainage improvements with supporting drainage calculations, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs per the 2006 MUTCD w/CA supplements, storm drain stenciling where applicable, and provide adequate positive drainage from site. Streetlights shall be installed in accordance with the City Streetlight Design Guidelines as determined by the City Engineer. Any work in the public right-ofway requires a Public Works Permit.
- 4. **Lasuen Road Public Improvements.** The Owner shall submit C-1 public improvement plans for construction of improvements along the property frontage on <u>Lasuen Road</u>. As determined by the Public Works Department, the

PLANNING COMMISSION CONDITIONS OF APPROVAL 1900 LASUEN ROAD, EL ENCANTO HOTEL FEBRUARY 12, 2009 PAGE 5 OF 19

improvements shall include the following: curb and gutter where damaged, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limit of all trenching, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, curb drain outlets, detention, erosion protection, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs per the 2006 MUTCD w/CA supplements, provide storm drain stenciling, and provide adequate positive drainage from site. Streetlights shall be installed in accordance with the City Streetlight Design Guidelines as determined by the City Engineer. Any work in the public right-of-way requires a Public Works Permit.

- 5. Alvarado Place Public Improvements. The Owner shall submit C-1 public improvement plans for construction of improvements along the property frontage on Alvarado Place and at the intersection of Alvarado Place and Lasuen Road. The C-1 plans shall be submitted separately from plans submitted for a Building Permit and shall be prepared by a licensed civil engineer. As determined by the Public Works Department, the improvements shall include the following: remove existing hedges from public right-of-way along Alvarado Place, construct driveway apron as shown on approved plans, curb and gutter where damaged, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limit of all trenching, connection to City water and sewer mains, public drainage improvements with supporting drainage, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs per the 2006 MUTCD w/CA supplements, storm drain stenciling, provide adequate positive drainage from site. Streetlights shall be installed in accordance with the City Streetlight Design Guidelines as determined by the City Engineer. Any work in the public right-ofway requires a Public Works Permit.
- 6. **Agreement to Construct and Install Improvements.** The Owner shall submit an executed Agreement to Construct and Install Improvements, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
- 7. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement).
- 8. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.

- 9. Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit. Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- 10. **Drainage and Water Quality.** Final project plans for grading, drainage, stormwater facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations prior to issuance of any building or public works permits. At a minimum, any increase in stormwater runoff (based on a 25-year storm event) shall be retained on-site, and the project shall be designed to capture and treat the calculated amount of runoff from the project site for a 1 inch storm event, over a 24-hour period. Sufficient engineered design and adequate mitigation measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project. (W-1)
- 11. Erosion Control/Water Quality Protection Plan. Prior to the issuance of a demolition permit for the proposed project, the applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the Procedures for the Control of Runoff into Storm Drains and Watercourses and the Building and Safety Division Erosion/Sedimentation Control Policy (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site. At minimum, the erosion control/water quality protection plan prepared for the proposed project shall address the implementation, installation and/or maintenance of each of the following water resource protection strategies:

Paving and Grinding

Sandbag Barriers

Spill Prevention/Control

Solid Waste Management

Storm Drain Inlet Protection

Stabilize Site Entrances and Exits

Illicit Connections and Illegal Discharges

Water Conservation

Stockpile Management

Liquid Wastes

Street Sweeping and Vacuuming

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Concrete Waste Management
Sanitary/Septic Waste Management
Vehicle and Equipment Maintenance
Vehicle and Equipment Cleaning
Vehicle and Equipment Fueling (W-2)

- 12. **Minimization of Storm Water Pollutants of Concern.** The Owner shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The approved facilities shall be maintained in working order for the life of the project. (W-3)
- 13. Storm Drain System Stenciling and Signage. Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit report to City annually. (W-4)
- 14. Passive Drainage Techniques. Passive/nature water treatment design techniques such as bioswales, infiltration basins, etc, shall be incorporated into open space areas, groundcover, and courtyards to treat the small, frequent storm events that impact water quality in Santa Barbara (a 1 inch storm event, over a 24-hour period). These types of passive/natural capture and filtration design options shall be implemented as opposed to mechanical/underground options, which pose maintenance problems and often times, do not treat runoff as efficiently. These measures shall be incorporated into the drainage plan and shall be subject to review and approval by City Building Division and Public Works Department per City regulations prior to issuance of any building or public works permits. (W-5)
- 15. **Solid Waste Management Plan.** The Applicant shall develop and implement a Solid Waste Management Plan to reduce waste generated by construction and demolition activities. Consistent with City of Santa Barbara ordinances and in order to achieve the waste diversion goals required by state law, the Contractor may choose to separate waste and recyclables on-site or use a combination of source separation and a construction and demolition (C&D) sorting facility. The Solid Waste Management Plan shall include the following:
 - a. Contact information: The name and contact information of who will be responsible for implementing the Solid Waste Management Plan.

- b. Waste assessment: A brief description of the proposed project wastes to be generated, including types and estimated quantities during the construction phase of this project. A minimum of 90% of demolition and construction materials shall be recycled or reused.
- c. Recycling and waste collection areas: Waste sorting and/or collection and/or recycling areas shall be clearly indicated on the project plans and approved by the City Solid Waste Specialist.
- d. Transportation: A description of the means of transportation of recyclable materials and waste (whether materials will be site-separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler and removed from the site to be processed) and destination of materials.
- e. Landfill information: The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled.
- f. Meetings: A description of meetings to be held between applicant and contractor to ensure compliance with the site Solid Waste Management Plan.
- g. Alternatives to landfilling: A list of each material proposed to be salvaged, reused, or recycled during the course of the Project.
- h. Contingency Plan: An alternate location to recycle and/or stockpile C&D in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume).
- i. Implementation and Documentation of Solid Waste Management Plan:
 - (1) Manager: The Permit Applicant or Contractor shall designate an onsite party (or parties) responsible for instructing workers and overseeing and documenting results of the Solid Waste Management Plan for the Project Site Foreman. The contact will notify the Public Works Department immediately should any deviance from the Solid Waste Management Plan be necessary.
 - (2) Distribution: The Contractor shall distribute copies of the Solid Waste Management Plan to the Job Site Foremen, impacted subcontractors, and the Architect.
 - (3) Instruction: The Permit Applicant or Contractor shall provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of project development.

- (4) Separation and/or Collection areas: The Permit Applicant or Contractor shall ensure that the approved recycling and waste collection areas are designated on site.
- (5) Construction of Recycling and Waste container facilities: Inspection shall be made by Public Works to ensure the appropriate storage facilities are created in accordance with AB 2176 (2003-04 Legislative Session), California State Public Resources Code 42911 and City of Santa Barbara Zoning Ordinances.
- (6) Hazardous wastes: Hazardous wastes shall be separated, stored, and disposed of according to federal, state and local regulations.
- (7) Documentation: The Contractor shall submit evidence at each inspection to show that recycling and/or reuse goals are being met and a Summary of Waste Generated by the Project shall be submitted on a monthly basis. Failure to submit this information shall be grounds for a stop work order. The Summary shall be submitted on a form acceptable to the Public Works Department and shall contain the following information:
 - (a) Disposal information: amount (in tons or cubic yards) of material landfilled; identity of the landfill; total amount of tipping fees paid at the landfill; weight tickets, manifests, receipts, and invoices (attach copies).
 - (b) Recycling information: amount and type of material (in tons or cubic yards); receiving party; manifests, weight tickets, receipts, and invoices (attach copies).
 - (c) Reuse and salvage information: list of items salvaged for reuse on project or campus (if any); amount (in tons or cubic yards); receiving party or storage location.
- (8) Contingency Plan: The Permit Applicant or Contractor shall detail the location and recycling of stockpiled material in the event of the implementation of a Contingency Plan. (PS-1)
- 16. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Public Works Director/Transportation Manager.
- E. Community Development Requirements with Building or Public Works Permit Application. The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
 - 1. **Transfer of Existing Development Rights.** The documents transferring the development rights from the sending site to the receiving site shall be submitted to the Community Development Director for review and approval prior to execution. Once the documents effecting the transfer of rights has been executed and recorded,

PLANNING COMMISSION CONDITIONS OF APPROVAL 1900 LASUEN ROAD, EL ENCANTO HOTEL FEBRUARY 12, 2009 PAGE 10 OF 19

evidence of the recording shall be submitted to the Community Development Department.

- Place in the northwest portion of the site, and identified as historically significant, shall be retained unless a City-approved arborist determines that their preservation is not feasible or recommended due to their existing condition relative to life expectancy, disease, or safety reasons. The final design shall, to the maximum extent feasible, preserve the eucalyptus trees located along Alvarado Place. Prior to building permit issuance, final plans shall be accompanied by a City-approved arborist report stating that the design will not adversely impact the eucalyptus trees and shall be subject to the review and approval of the City's Environmental Analyst. If any of the trees are to be removed pursuant to the arborist determination, the trees shall be replaced with skyline trees. (CR-2)
- 3. **APCD Form Required.** Prior to demolition, an "Asbestos Demolition/Renovation Notification" form must be delivered to APCD.
- 4. **Mitigation Monitoring and Reporting Requirement.** Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as stated in the Mitigated Negative Declaration for the project.
- 5. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Owner, subject to approval of the contract and the representative by the Planning Division, to act as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:
 - a. The frequency and/or schedule of the monitoring of the mitigation measures.
 - b. A method for monitoring the mitigation measures.
 - c. A list of reporting procedures, including the responsible party, and frequency.
 - d. A list of other monitors to be hired, if applicable, and their qualifications.
 - e. Submittal of monthly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department/case planner.
 - f. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.

- 6. Construction Notice. At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 300 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site. (N-1)
- 7. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
- 8. Park Commission Tree Removal Approval. Submit to the Planning Division verification of approval from the Park Commission for the removal of any trees within the front setback.
- 9. Letter of Commitment for Pre-Construction Conference. The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Architect, the Arborist, the Landscape Architect, the Project Engineer, the Project Environmental Coordinator, the Contractor and each subcontractor.
- 10. **Air Pollution Control District Permits.** APCD permits are required for individual (or grouping) of boilers or large water heaters and for any electrical generator driven by a diesel engine rated at 50 bhp or greater.
- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
 - 1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission.
 - 2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash

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representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

- 3. Post-Construction Erosion Control and Water Quality Plan. Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition C.5 above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
- 4. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
 - Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
- 5. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall provide sufficient and appropriate recycling receptacles in each room. Recyclable material and green waste collection and pick-up areas shall be provided on-site for the hotel and restaurant operations. A minimum of 50 percent of the area devoted to holding trash for the project shall be used for recycling purposes.

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- 6. **Private Driveway Improvements.** The proposed private driveway shall be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.
- 7. Conditions on Plans/Signatures. The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- G. Construction Implementation Requirements. All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.
 - 1. Construction Dust Control Minimize Disturbed Area/Speed. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less. (AQ-1)
 - 2. Construction Dust Control Watering. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. (AQ-2)

- 3. **Construction Dust Control Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-3)
- 4. **Construction Dust Control Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads. (AQ-4)
- 5. Construction Dust Control Stockpiling. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. (AQ-5)
- 6. **Construction Dust Control Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
 - Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - d. Other methods approved in advance by the Air Pollution Control District. (AQ-6)
- 7. **Construction Dust Control Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. (AQ-7)
- 8. Construction Dust Control PEC. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District upon request. (AQ-8)
- 9. **Portable Construction Equipment.** All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit. (AQ-9)
- 10. **Fleet Owners.** Fleet owners are subject to sections 2449, 2449.2, and 2449.3 in Title 13, Article 4.8, Chapter 9, of the California Code of regulations (CCR) to reduce diesel particulate matter (and criteria pollutant emissions from in-use off-road diesel-fueled vehicles.
 - See http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf. (AQ-10).
- 11. **Engine Size.** The engine size of construction equipment shall be the minimum practical size. (AQ-11)

- 12. **Equipment Numbers.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. (AQ-12)
- 13. **Equipment maintenance.** All construction equipment shall be maintained in tune per the manufacturer's specifications. (AQ-13)
- 14. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible. (AQ-14)
- 15. **Diesel Construction Equipment.** Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible. (AQ-15)
- 16. Engine Timing and Diesel Catalytic Converters. Other diesel construction equipment, which does not meet CARB standards, shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. (AQ-16)
- 17. **Diesel Replacements.** Diesel powered equipment shall be replaced by electric equipment whenever feasible. (AQ-17)
- 18. **Idling Limitation.** Idling of heavy-duty diesel trucks during loading and unloading shall be prohibited; electric auxiliary power units shall be used whenever possible. (AQ-18)
- 19. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out in accordance with the Solid Waste Management Plan developed pursuant to Condition D.15.
- 20. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
- 21. **Construction-Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Transportation Manager.
- 22. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
- 23. **Construction Hours.** Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays observed by the City as legal holidays: New Year's Day (January 1st); Martin Luther King Jr.'s Birthday (3rd Monday in January); President's Day (3rd Monday in February); Memorial Day

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(Last Monday in May); Independence Day (July 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25th). *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.

Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. on weekdays by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code. In the event of such night work approval, the applicant shall provide written notice to all property owners and residents within 300 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any. Night work shall not be permitted on weekends and holidays. (N-2)

- 24. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
- 25. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
- 26. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
- 27. **Mitigation Monitoring Compliance Reports.** The PEC shall submit monthly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP compliance to the Community Development Department.
- 28. Construction Contact Sign. Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) and Project Environmental Coordinator's (PEC) name, contractor(s) and PEC's

telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The construction contact phone number shall include an option to contact a person instead of a machine in case of emergency. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

- 29. **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. (N-3)
- 30. **Sound Barriers.** As determined necessary by the Planning Division, the project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding residents and businesses. (N-4)
- 31. Location of Equipment. Siting of cranes, hoists, or other semi-stationary heavy equipment shall be as far away noise-sensitive uses as practical, consistent with construction requirements. (N-5)
- 32. **Electrical Powered Equipment.** Electrical powered equipment shall be used instead of equipment driven by internal combustion engines where feasible. (N-6)
- 33. **No Idling of Equipment.** Equipment shall not be left idling for long periods; instead, it should be switched off. (N-7)
- 34. **Location of Delivery Area.** An area shall be designated for delivery of materials and equipment to site. This area shall be located as far from residential properties as is practical, consistent with construction requirements. This area shall be protected by a temporary barrier blocking the line of sight from the source to any operable residential window. (N-8)
- 35. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
- 36. Unanticipated Archaeological Resources Contractor Notification. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries

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and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 - 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 - 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
 - 3. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
 - 4. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.
 - Noise Measurements. Submit a final report from a licensed acoustical engineer, verifying that noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Historic Landmarks Commission (HLC).

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- 6. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
- 7. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.
- I. Litigation Indemnification Agreement. In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The approval, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval unless:

- 1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
- 2. A time extension is granted by the Staff Hearing Officer for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project. No more than one (1) time extension may be granted.

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PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

30 January 2009

Planning Commission City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101

RE: Project Description Letter for El Encanto Hotel – Revised Master Plan (MST2007-00140)

Dear Commissioners:

On behalf of the applicant, El Encanto, Inc., we are pleased to provide the following detailed project description for the El Encanto Hotel Revised Master Plan, located at 1900 Lasuen Road in the City of Santa Barbara.

Background

On December 9, 2004, the Planning Commission approved a Development Plan and modification requests for the El Encanto Hotel Master Plan, prior to the current applicant's ownership of the property. The proposal involved the addition of five new cottages containing nine new keys (rooms) totaling 5,759 square feet, as well as a 2,251 square foot expansion of the Main building for a total allocation of 8,010 net square feet. The project also involved cottage relocations, alterations and other site improvements.

In November 2005, the new owner's representative and project team presented a Revised Master Plan to staff and the Planning Commission during a lunch meeting to receive early feedback regarding program changes relative to the pool, underground parking garages, and additional operations or back-of-house floor area. Over the course of several reviews, the project team has been continuing to define the details of the revised plan before the Historic Landmarks Commission and coordination with the project historian.

Substantial Conformance Determinations

Following the 2004 Planning Commission approval, several phases of construction commenced on the site. The first phase involved the renovation of Cottages 11, 14, 15, and 16. The extent of structural deterioration of the cottages was unknown until the initial construction activities were underway. Similarly, the approval for the Main Building involved a renovation/restoration; however, City staff and structural engineers determined that renovation/restoration to be

800 SANTA BARBARA STREET SANTA BADDADA COTIFORNIA 93101 TEL 805 966-27 Planning Commission
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infeasible to achieve current code compliance. Other program changes were a result of applying satisfactory operational needs required by the current owner. As a result, we have requested Substantial Conformance Determinations (SCD) of the approved 2004 Master Plan; the majority of which have been presented to the Planning Commission and the remainder have been approved by staff and the Historic Landmarks Commission (HLC). See below for a summary of the project SCD's.

June 15, 2006 - Main building basement expansion

The Main building expansion consisted of 1,671 net square feet and did not alter the exterior of the building because the addition was on the north portion of the building, which is below grade. The request consisted of temporarily transferring the approved floor area from Cottages 27 and 28 (1,838 square feet) to the Main building basement.

At the time, the Main building increase was proposed to be 1,671 square feet which left a 167 square foot surplus. However, once construction documents were developed, the Main building increase from the 2004 entitlement was 953 square feet leaving an 883 square foot surplus from Cottages 27 & 28.

December 19, 2006 - Cottage 4 demolition and reconstruction

The primary reason to substantiate the demolition request for Cottage 4 was due to the evolution of the architectural style, reconfiguration, and structural compromises. Cottage 4 was originally a Vernacular board and batten cottage. The architectural style is referred to as "Spanish Eclectic" because it exhibits features such as the smooth stucco clad wall and red Mission tiled roof. Due to alterations and additions, it was not be feasible to restore Cottage 4, either structurally or architecturally, to true Spanish Colonial or Vernacular Craftsman architecture. The HLC reviewed and approved Cottage 4 and the Historic Structures letter addendum.

January 18, 2007 – Main building height increase

The reconstruction of the Main building resulted in a minor height increase of two feet at the third level portion of the building relative to the original building to provide adequate space to accommodate current code compliant, life safety, elevator and mechanical equipment. The new building incorporates mechanical equipment within the structure; the previous building was nonconforming to building code. The Main building and Historic letter addendum were reviewed and approved by the Historic Landmarks Commission.

April 20, 2007 - Cottage 12 demolition and reconstruction

The primary reason for the request to demolish and reconstruct Cottage 12 was due to the architectural style and the feasibility to restore it, either structurally or to true Spanish Colonial or Vernacular Craftsman architecture. The Historic Structures/Sites Report prepared by Alexandra Cole, Preservation Planning Associates, dated December 2002, describes Cottage 12 as an example of Spanish influenced resort architecture from the 1950's. Further, the report identifies Cottage 12 as constructed outside the period of significance, concluding that the structure is a non-contributing building to the district.

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Cottage 12 will be reconstructed generally in the footprint of the existing structure, in a more compatible architectural style than the existing structure, and with a minor increase in square footage from 3,078 net to 3,250 net square feet. This increase is also attributable to meet code compliance, integrate life safety elements and meet accessible standards. Staff made a determination of substantial conformance and the new structure received preliminary approval by the HLC.

Project Description - Revised Master Plan

The Revised Master Plan encompasses four components described in detail below. The components include the Pool/Fitness Center (Group E), a re-approval of Cottages 27 and 28 (Group K), an Operations Facility (including storage area proposed under previously approved Cottage 29) and Utility Distribution Facility (Group L) adjacent to and below a surface parking lot to accommodate 43 valet parking spaces in the northwest portion of the property, demolition of buildings 22, 23, and 24 and construction of Mission Village (Group M), five new cottages (30-34) with a valet parking structure below. In addition, to the four project components described above, the project proposes to reconfigure the existing entry drive off of Alvarado Place to provide improved site circulation, to construct a trash enclosure area and screen fence in the service area adjacent to the Main building.

As stated above, the 2004 approved project resulted in a total of 97 guest rooms. The current application includes construction of 92 guest rooms. The owner would like to preserve the entitlement of 97 guest rooms in the event it is necessary to reconfigure the existing rooms to create five additional rooms within the existing building footprints.

Swimming Pool/Fitness Center

The Master Plan that was approved in 2004, by the previous owner, included a remodel of the existing pool with an expansion of the pool deck area. The previous pool was located immediately to the east of the Main building lower area. Subsequent to the approval, further study of the Main building uses and guest needs, it was determined that the existing pool should be relocated further away from the Main building in order to provide an open lawn area to the east. The pool was constructed in the 1960's and does not contribute to the historic character of the property. The proposed pool design will result in a project element more in keeping with the historic setting. Further, the revised pool design will take advantage of the natural topography sloping to the south, by proposing a guest fitness center and pool equipment area (2,775 net square feet) partially subterranean under the pool and pool deck. Similar in topography to the Mission Village podium parking, the fitness center will daylight at the south end of the structure. Additionally, the fitness center beneath the pool is more suitable for guest use versus the 2004 approved project from the previous owner that included the fitness center within the Main building.

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Cottages 27 & 28

On June 15, 2006, the project team requested a substantial conformance determination in order to increase floor area on the basement level of the Main building. The floor area allocation (1,838 square feet) that was approved to construct Cottages 27 and 28 was effectively transferred to the Main building.

The current application includes a request for re-approval of Cottages 27 and 28, a total of three (3) guest rooms, which would not result in an increase of the total key count with the original approval granted by the Planning Commission on December 9, 2004. Cottages 27 and 28 are located on the east side of the property, immediately south of the proposed Mission Village area. Prior to the request to transfer floor area from these cottages to the main building basement, the Cottages were reviewed by HLC. The HLC requested minor changes to the building placement, resulting in a canted building orientation relative to the north/south axis. Due to the reorientation, a small portion of Cottage 28 will encroach into the interior yard setback. The 2004 approval included a modification for the patio of Cottage 27 to encroach into the side yard setback consistent with the current design. Additionally, the floor area increased slightly in order to provide adequate circulation to meet ADA code. The total net floor area of the cottages combined is 1,934 square feet. The mass, bulk, and scale and design of the cottages have received positive comments from the Historic Landmarks Commission.

Operations and Utility Distribution Facility (UDF) & Valet Parking

The surface parking lot located in the northwest corner of the property was approved by the Planning Commission to be graded, resurfaced and reconfigured to provide 52 valet parking spaces. Subsequent to the approval in 2004, a revised project was developed to provide the Operations Facility (commonly known as the back of house) completely subterranean below the 43 space valet parking lot and Utility Distribution Facility (UDF) in a predominately subterranean structure adjacent and to the north of the valet parking lot.

The program changes are critical to the successful operation of the hotel by creating a more pleasant experience for guests by relocating hotel operations to a portion of the property more suited for these types of activities versus the carrying out these activities in the Main building or off site. The Operations Facility will provide on-site laundry services, staff lockers, storage, and staff offices in below grade structure composed of 8,773 square feet.

The UDF is proposed to be approximately 2,796 square feet constructed predominately underground, designed to result in a minimal above-grade change to the property. The below grade components of the UDF include equipment encapsulated within a concrete structure with silencers and acoustic lining and would range approximately 17 - 22 feet below the existing grade. The components of the UDF that are proposed to be above grade would be screened by a trellis and a structure approximately 15 feet in height, architecturally compatible to the site, screening the air ventilation shaft and the electrical switch gear. The UDF is a vital and integral

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component of the overall operation of the hotel. It includes a single pipe condensed water loop system (versus a traditional four pipe system) which allows for a common utility trench. Additional components include an electrical room, condensed water cooling equipment and air ventilation. The HVAC function of the UDF will operate under an Energy Management System (EMS). The Energy Management System (EMS) controls are based on high/low ambient outside temperature points. For example, if the outside temperature is approximately less than 75-80 degrees, the condensed water cooling equipment would not operate. If a guest should turn on the A/C, the fan will generate cool air and not refrigerated air drawn from the cool water in the underground supply lines. Once the outside ambient temperature exceeds the high limit set points, the cooling towers will operate only to the point to bring the water to the cool set point. Additionally, the project includes installation of sensors in exterior doors and some windows of the cottages, so that if the doors or windows are left opened, the EMS controls will not allow HVAC equipment to operate other than a fan blowing cool air. The heating system will operate similarly when temperatures drop below an ambient low set point.

The proposed valet parking lot is consistent with the previous orientation reviewed and approved by the Planning Commission in 2004 with the exception of the reduction of overall surface area by shifting the lot south and proposed number of parking spaces. The previous design received a modification approval to encroach into the front yard setback along the Mission Ridge and Alvarado Place property frontages. The proposed parking lot does not encroach into the northerly property frontage and is screened by the proposed above ground elements of the UDF structure which provides a visual and noise buffer. Due to the loss of nine (9) parking spaces from the 2004 approved project, the balance of the parking spaces are proposed in the Mission Village parking structure. The valet parking lot will be screened with generous perimeter landscaping in keeping with the garden setting of the property, while providing appropriate line of sight visibility at the hotel entrance, exit, and at the corner of Alvarado Place and Mission Ridge Road.

Consistent with the comments received by the Historic Landmarks Commission on July 9, 2008, the elevation of the parking surface has been depressed and the perimeter wall height has increased to allow for maximum screening and noise buffering of the parking lot. Additionally, five tree wells have been incorporated into the design to further screen and shade the parking surface.

Mission Village

The final component of the Revised Master Plan includes demolition of the buildings 22, 23, and 24, located in the northeast portion of the site, and construction of five new structures – Mission Village. Buildings 22, 23, and 24 are composed of three two-story detached structures totaling 10,614 net square feet and containing 20 keys. These structures were previously approved to receive façade renovation in 2004. The Historic Structures/Site Report prepared by Preservation Planning Associates dated December 2002 identifies these structures as non-contributing

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structures to the historic significance of the site as they were constructed outside the period of significance.

The Mission Village Cottages (30-34) are composed of 26 keys, in a combination of one and two-story structures in a Spanish Colonial Revival architectural style. The Mission Village cottages are proposed over a partially underground valet parking garage. The parking garage includes a total of 51 valet parking spaces.

During the course of concept review hearings before the Historic Landmarks Commission, the Mission Village configuration underwent significant changes, most notably elimination of one of the proposed cottages and floor area reductions in order to satisfy mass, bulk, and scale and density considerations. Ultimately, the HLC unanimously stated positive comments at the hearing held on June 11, 2008 and was appreciative of the manner in which the design team responded to direction received.

Grading

Preliminary earthwork estimates indicate approximately 14,650 cubic yards of cut and 1,327 cubic yards of fill. The construction team will endeavor to identify a local construction site that requires fill soil to accept the project export soil.

Development Plan and Transfer of Existing Development Rights (TEDR)

The subject property has a balance of 7,021 square feet for future development. The Main building was originally approved to be 22,640 square feet. Transferring floor area from Cottages 27 and 28 resulted in an approved building of 23,618 square feet through approval of the Substantial Conformance Determination. Subsequent to additional construction document development, the Main building total floor area requirement was 23,618 square feet, resulting in a surplus of 883 square feet. Therefore, the remaining future development potential totals 7,021 square feet.

Development of the Pool/Fitness Center, Operations and Utility Distribution Facility and reapproval of Cottages 27 and 28 exceed the subject parcel's remaining development potential. Therefore, the project proposes to transfer 10,000 square feet of existing development rights to the site.

Environmental Issues

Historic Structures Report

A letter addendum to the historic Structures/Site Report for El Encanto Hotel, dated December 2002 and prepared by Alexandra C. Cole of Preservation Planning Associates was prepared to address the elements of the Revised Master Plan. The 2002 report that the site was eligible as a City Landmark District; however, within the proposed district, buildings 22, 23, & 24, the tennis

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court, and the parking lot in the northeast corner were considered non-contributing to the proposed Landmark District.

The specific project effects described in the letter addendum are summarized below. The proposed pool/fitness center location east of the Main building is in an area of non-significance and the design incorporates elements, such as the brick paving, walls and entry that make reference to the Landmark eligible arbor north of the pool. Thus, there are no significant historic impacts as a result of the pool/fitness center component.

Cottages 27 & 28 were previously evaluated in the 2004 project approval. The new cottages must be determined to be compatible with historic cottages 17 & 18. The letter explains that both Cottages 27 & 28 are compatible with the historic size, scale and proportion of Cottages 17 & 18 providing a stylistic link along the eastern edge of the property between the Spanish Colonial Revival style Mission Village cottages to the north with the 1929 Spanish Colonial Revival Cottage 11 to the south.

The proposed valet parking lot in the northwest portion of the site replaces an existing parking lot that was determined to be non-contributing to the site historic setting. The new configuration will be screened by existing and proposed vegetation and a screen wall with a minimum height of five feet. The letter concludes that the parking lot will not affect significant spatial relationships and can be found to be compatible with the site.

The demolition of buildings 22, 23, & 24 is considered a less than significant impact in that these structures are non-contributing to the historic site. Analysis of impacts to historic resources for Mission Village was focused on the spatial relationship to the relocated cottages 17 and 19. Cottage 30 is the closest to Cottage 17; Cottage 30 is proposed to be one-story for purposes of compatibility of massing and scale to the historic cottages. The orientation of the entrances to 17 and 19 are to the south and the east, away from Cottage 30 providing a functional separation.

Acoustic Analysis

A Sound Impact Analysis Report, prepared by Newson Brown Acoustics, dated November 20, 2008 has been prepared to evaluate potential noise impacts related to the underground Utility Distribution Facility, the surface valet parking lot, and the partially subterranean Mission Village parking structure. The analysis concludes that these project components would generate sound levels well within the "clearly acceptable" exterior noise level of 55 dB(A) Ldn and the normally acceptable exterior noise level of 60 dB(A) Ldn for residential land use as established in the City of Santa Barbara General Plan Noise Element.

Traffic and Parking

Traffic and parking was analyzed as part of the 2004 Master Plan approval which involved nine (9) new guest rooms (an increase from 88 to a total of 97). The analysis concluded that the

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increase in traffic resulting from the additional rooms would be minimal. The current application does not propose additional guest rooms.

The previous project was approved to provide 97 parking spaces consistent with the Zoning Ordinance provision to provide one space for each guest bedroom. The current application includes 92 guest rooms; however, the owner would like to preserve the entitlement of 97 guest rooms given that it may be necessary to reconfigure the existing rooms to create five additional rooms in the future. Upon further evaluation by staff through the development review process for the Revised Master Plan, it was determined that 100 parking spaces are needed in order to meet parking demand. Therefore, the current application provides 100 spaces to support the entitled 97 guest rooms in the following layout: 6 surface spaces in the motor court area, 43 valet spaces in the northwest parking lot, and 51 valet spaces in the Mission Village parking structure. As part of the service area reconfiguration near the Main building, four (4) previously approved parking spaces are proposed to be relocated into the Mission Village parking structure.

Discretionary Approvals for Consideration

The project requests the following discretionary actions for consideration:

- 1. <u>Modifications</u> to provide less than the required linear distance between structures per SBMC §28.27.050.2.
- 2. <u>Modification</u> to allow Cottages 33, 34, 27 & 28 to encroach into the interior yard setback per SBMC §28.27.050.
- 3. Modification of the front yard setback along Mission Ridge Road to allow the Utility Distribution Facility and Cottages 32 & 33 to encroach into the front yard setback per SBMC §28.27.050.
- 4. Modification of the front yard setback along Alvarado Place to allow the valet parking lot to encroach into the front yard setback per SBMC §28.27.050.
- 5. <u>Transfer of Existing Development Rights of non-residential floor area to the project site per SBMC §28.95.</u>
- 6. <u>Development Plan Approval</u> to allocate non-residential square footage from the Minor Addition and Small Addition categories per SBMC §28.87.300.
- 7. Development Plan as defined within R-H Zone standards per SBMC §28.27.100.

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Project Findings and Justifications

Linear Distance Between Structures

The building separation modification requests allow the appropriate buffer from adjacent properties. Many of the existing cottages on the property do not conform to the building separation development standard. Review by the project historian and the Historic Landmarks Commission focuses on an appropriate density and separation. The proposed configuration is an improvement as compared to the existing as buildings 22, 23, and 24 currently encroach into the setbacks on the north and east property boundaries.

Yard Modifications

The subject site is located in the R-2/4.0/R-H, Resort-Residential Hotel zone district which requires a 30-foot setback for single-story structures and a 40-foot setback for two-story structures in both the front and interior yards. Currently, the property is non-conforming to the yard setback standards.

The project proposes to demolish buildings 22, 23, 24 which are currently located in the northeast corner of the property. The proposed Mission Village cottages would result in less encroachment than the existing condition and would not intensify the existing condition in terms of the number of guest rooms in this portion of the property. The proposed structures, similar to the existing, would be lower in elevation as compared to the street level elevation; therefore, the site topography provides a natural buffer. The encroachments allow for the appropriate building placement consistent with the historic site density, as recognized by the Historic Landmarks Commission during the concept review hearings.

Prior to construction of the approved 2004 Master Plan, the northwest corner of the property was developed with Cottage 19, a single-story Craftsman structure located almost entirely in the 30-foot front yard setback of Mission Ridge Road (see Sheet SD1.0). Additionally, the laundry building, approximately a 1,200 square foot structure, was located to the east of Cottage 19, also within the 30-foot front yard setback along Mission Ridge Road. This structure was destroyed in a fire in 1998. A surface parking lot was located south of Cottage 19 and in the front yard setback along Alvarado Place. The proposed Revised Master Plan is consistent with the historic land uses of this portion of the property; however, the proposed components, the Utility Distribution Facility and the valet parking lot, would result in an improved configuration as compared to the previous, by providing a greater structural setback from Mission Ridge, lowering the surface elevation of the parking lot, and with incorporation of a perimeter screen wall. As stated previously, the parking lot configuration approved in the 2004 project required modifications of the front yards on Mission Ridge Road and Alvarado Place. For these reasons, the requested zoning modifications are reasonable and appropriate.

Planning Commission Project Description Letter for El Encanto Hotel - Revised Master Plan MST2007-00140 30 January 2009 Page 10 of 10

The interior yard modification requests for Cottages 27 & 28 are necessary to allow an improved spatial relationship for these new cottages to achieve compatibility within the site. The modification requests are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on a lot. The surface parking lot and Cottage 27 received the yard modification approvals in the project presented to the Planning Commission in December 2004.

Development Plan and Transfer of Existing Development Rights

The proposed development complies with all provisions of the Zoning Ordinance upon approval of the requested modifications. The development will result in a project that enhances the neighborhood aesthetics and character; the proposed project design is sensitive to the historic character of the site and results in eliminating structures that are non-contributing to the historic setting. The Revised Master Plan is consistent with the previous project approval relative to density, overall hotel room quantities (97), and parking. The project further improves the previous approval by separating hotel operations from guest uses.

On behalf of the applicant and project team, we thank you for your consideration of this request.

Sincerely,

SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES

Trish Allen, AICP

Senior Planner

HISTORIC LANDMARK COMMISSION MINUTES FOR NORTHWEST CORNER

CONCEPT REVIEW - CONTINUED

R-2/4.0/R-H Zone

(3:19)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant.

Project Solutions LLC

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements, and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and Units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of Main Building.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Present:

Henry Lenny, Architect

Alexandra Cole, Architectural Historian Minh Pham, Representing Ownership

Straw vote: How many Commissioners would like to see emphasis of the sensitive entry? 7/0/0.

Motion:

Continued two weeks with the following comments: 1) Show the trim around the windows. 2) Better integrate the staircase on the west elevation into the building. 3) Study reducing the height and/or the elimination of the 12 foot retaining wall on the

proposed south elevation. 4) Study emphasis of the sensitive entry.

Action:

La Voie/Rager, 7/0/0.

CONCEPT REVIEW - NEW

9. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:44)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Project Solutions, LLC

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements, and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and Units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Review of proposed valet parking structure.)

E-1 Zone

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Henry Lenny, Architect

Alexandra Cole, Architectural Historian Minh Pham, Representing Ownership

Public comment opened at 3:55 p.m. and, as no one wished to speak, closed at 3:56 p.m.

Motion:

Continued two weeks with the following comments: 1) The majority of the Commission conceptually accepts the proposed subterranean parking structure and the tennis court. 2) It is essential that the entry to the subterranean parking lot be invisible. 3) The

applicant shall pay particular attention to landscape screening on the corner.

Action:

Rager/Boucher, 5/2/0, Pujo and Naylor opposed.

CONCEPT REVIEW - CONTINUED

10. (1:27) 2300 GARDEN ST Assessor's Parcel Number:

025-140-018

Application Number:

MST2006-00311

Owner:

SRS Garden Street, LLC

Owner:

SRS Garden Street, LLC C/O Price Postel Parma

Applicant:

Mary Rose & Associates

Architect:

Machin & Mead

Contractor: Plant Construction

(This structure is on the City's List of Rotential Historic Resources. Proposed upgrade of site utilities including electrical, gas, and plumbing comprised of trenchwork on existing roadways and in front of the main building, new transformer on concrete pad, new switchgear, and four new fire hydrants. Accessibility improvements will be in conformance with current California Building Code to be implemented in phases related to building upgrades under separate permits. Some parking spaces are proposed to be either slightly shifted or relocated to accommodate accessibility route.)

(Third Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

Motion:

Postponed two weeks at the applicant's request.

Action:

La Voie, Naylor, 7/0/0.

Motion:

Continued two weeks with the following comments: 1) The applicant shall seriously reconsider the location, shape, enclosure, and axis of the pool. 2) If the shape of the pool is to be axial, then it needs a focal point and the axis defined and reinforced. 3) Making the pool smaller helped in the design. 4) The Commission appreciates the three-dimensional display model of the previous pool design presented, and hope such will continue to be presented as the design develops. 5) The view from Alameda Padre Serra needs to be reconsidered. 6) The Commission recommends the use of ashlar-cut sandstone, a reduction in the size of the buttress wall, a careful consideration of landscape screening, and the provision of vine pockets. 7) The size, bulk, and scale of the pool need to be reduced. 8) The Commission continues to be concerned with the imposition of a structure in the historic lawn, and would prefer a pool in the lawn as opposed to a structure. If any structures are added, they need to be a part of the composition, whether axial or other.

Action:

Boucher/Pujo, 7/0/0, (Suding and Murray absent).

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:38)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Project Solutions, LLC

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of proposed valet parking structure and tennis court of Group L.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Henry Lenny, Architect

Katie O'Reilly-Rogers, Landscape Architect Minh Pham, Ownership Representative

Alexandra Cole, Historian

Straw vote:

Is the Commission satisfied with the tennis court location and the demonstrated landscape screening? 2/2/1, (Naylor and Boucher opposed, La Voie abstained; Rager had a qualified vote pending further development of the design particularly the entry; Hsu, Suding, and Murray absent).

Motion:

Continued two weeks with the following comments: 1) The Commission is concerned about the southwest corner and the entrance to the garage which needs to be unobtrusive and wonderful, and requested the applicant present a three-dimensional model for review.

2) The undergrounding of a human support staff continues to be a concern. 3) The landscape screening appears adequate but continues to be a concern, especially at the southwest corner of the site where there is a minimal amount of space to accomplish such adequate screening. 4) The Commission seems reassured that the whole north side will be perfectly hidden because it is underground and will no longer be a concern.

Action:

Hausz/Pujo, 6/0/0, (Hsu, Suding, and Murray absent).

CONCEPT REVIEW - CONTINUED

15. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:55)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect

Minh Pham, Representing Ownership

Alexandra Cole, Historian Trish Allen, SEPPS

Motion:

Continued indefinitely to the Planning Commission with positive comments and acceptance of the design as proposed. Historic Resource Findings were made as

follows: The project will not cause a substantial adverse change in the significance of an

historical resource.

Action:

Boucher/Murray, 7/0/0. (Pujo absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

16. 1900 LASUEN RD

R-2/4.0/R-H Zone

(6:09)

Assessor's Parcel Number:

019-170-022

Application Number: Owner:

MST2005-00490

Architect:

Orient Express Hotels

- i --

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of proposed valet parking structure and tennis court of Group L.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Henry Lenny, Architect

James Jones and Minh Pham, Representing Ownership

Motion:

Continued indefinitely to the Planning Commission with positive remarks and the following comments: 1) The Commission supports the project concept. 2) Substantial landscaping is important for screening the opening in the driveway. 3) The driveway opening should be as narrow as possible. 4) If there is both vehicular and pedestrian access, they should be separated. 5) There should not be any lighting for the tennis court. 6) Day-lighting is desirable for the habitable spaces below the tennis court. 7) The Commission looks forward to the conformance letter regarding historical resources.

Action:

Hausz/Adams, 5/2/0. (Murray/Naylor opposed. Pujo absent.) Motion carried.

CONSENT CALENDAR

FINAL REVIEW

A. 3030 DE LA VINA ST

C-2/SD-2 Zone

Assessor's Parcel Number:

051-121-014

Application Number:

MST2007-00030

Owner:

Housing Authority of the City of Santa Barbara

Applicant:

Thomas Moore

(This is on the City's List of Potential Historic Resources. Proposal to raise the rear patio by approximately two feet and construct a deck, replace wood fencing, replace windows in kind, remove as-built lights and install new light fixtures, remove an exterior water heater closet, paint building exterior, and install a memorial plaque on the front elevation of the building.)

(Final approval of tile plaque and exterior color selection is requested.)

This item was postponed two weeks at applicant's request.

CONCEPT REVIEW - CONTINUED

7. 1900 LASUEN RD

R-2/4.0/R-H Zone

(2:45)

CABOLIN ND

Assessor's Parcel Number: 019-170-022

Application Number:

MST2007-00140

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. This is a revised Project Description: Proposal for a revised Master Plan for El Encanto Hotel. The project involves the construction of valet parking and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.))

(Sixth Concept Review. Review of Group L.)

(Requires Environmental Assessment and Planning Commission approval.)

Present:

Trish Allen, SEPPS

Henry Lenny, Architect

Minh Pham, Representing Ownership Kathleen Kennedy, City Associate Planner

Public comment opened at 3:06 p.m.

Kellam de Forest, local resident, commented that it now seems that the parking will no longer be hidden and commented that the parking lot needs be surrounded by walls so that it is out of public view.

Public comment closed at 3:08 p.m.

Motion:

Continued indefinitely with the comment that the proposed construction of a valet

parking above grade (as part of Group L) is not acceptable.

Action:

Sharpe/Naylor, 8/0/0. (Curtis absent.) Motion carried.

<u>Commission comments:</u> Chair La Voie commented that this project should have been publicly noticed with the new project description and revised Master Plan. He requested that an accurate description of the particular portion of the project being presented to the Commission be specified on future agendas.

Building 2: 11) This is an important building because of its corner location, and it should be enhanced. 12) The building is successful in that the bigger part of the building was organized with a break in the middle. 13) Some Commissioners feel that the one story element appropriately breaks up the mass of the façade, but its importance could be diminished by having it pulled back so that it does not project out as much. 14) The overly differentiation of elements contradicts the intent of breaking up the building. It would be more successful if only certain areas were broken up.

Building 3: 15) Consider the lighting in the garages to be integrated into the ceiling, instead of having it hanging. 16) Provide more of a perception of mass at the garage opening supporting the masonry above on the south elevation. 17) Some simplification of the second story above the garage is desired. 18) The bold chamfer at the south elevation was well received. 19) Shorten the length and regularity of the balconies at the East A and East B elevations to lessen the dreaded "motel effect." 20) The building should not have over-ornamentation because the building itself is quite simple. 21) A finer treatment of the arcade on East A as suppose to the width of the columns between, will make it seem more open and less massive.

Building 4: 22) The exterior stair that is not orgamentation, but manages to ornament the building just the same, is appreciated. 23) Study a solution to the conflict between the desire for simplification and articulation; and plainness versus ornamentation. 24) Although none of the building's elevations will be seen from the street, some in and out of the mass, without the loss of floor space, was suggested. 25) The top two floors that have exactly the same floor plan should be expressed as such on the outside of the building. 26) The over-differentiation and use of the painted brick is a problem. 27) The mass and punctuation within the mass is more successful with continuing proportions of the Spanish Mediterranean style.

Action:

Boucher/Hausz, 7/0/0. (Adams/Sharpe stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

14. 1900 LASUEN RD

R-2/4.0/R-H Zone

(6:37)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2007-00140

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Agent:

Suzanne Elledge Planning and Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above and operations facility below [Group L]; a swimming pool with fitness center below [Group E]; reapproval of Cottages 27 and 28 [Group N]; and, construction of six new cottages [Mission Village] with partial underground parking on the northeast portion of the property [Group M]. Phase 1 of the project [MST99-00305] is complete; portions of Phase 2 of the project [previously reviewed under MST2005-00490] including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Ninth Concept Review focused on Group L, Operations Facility/Valet Parking.)

Present:

Katie O'Reilly-Rogers

Alexandra Cole, Historical Consultant

Henry Lenny, Architect

James Jones, Representing Ownership

Trish Allen, SEPPS

Public comment opened at 7:02 p.m.

- 1. Jan von Yurt, neighbor, commented that he and some neighbors were in support of the underground parking, but is disappointed that the proposal has changed. He expressed concern with the setback modifications being requested by the applicant, the impact of construction on the neighborhood, and the traffic impacts that would result from the proposed valet parking.
- 2. Kellam de Forest, local resident, commented that having a wall around the parking lot with hedges would solve problems addressed and that a higher wall may block much of the noise. He commended the owners of the property for retaining the historical aspects of the site. Mr. de Forest requested that historic sandstone be used to replace the modern stone brick pillars.

Public comment closed at 7:16 p.m.

Motion:

Continued indefinitely to the Planning Commission with the following comments:

- 1) Lower the parking at the beginning of the ramp by several feet, continue with a reasonable slope for drainage, and end it with at least a five foot high wall at the lowest end to reduce headlights shining onto Alvarado Street from the parking lot. 2) The Commission would not object to having open parking at this site. 3) A 60 foot long screen wall would be adequate to mitigate the impact of automobiles. 4) The break in the walls with skylights is acceptable. 5) An increase in lighting should not be included.
- 6) The noise produced by the valet parking should be reduced as much as possible.
 7) A plaster wall in lieu of sandstone would be more appropriate and would save money, which could then be redirected to lowering the parking. 8) Keep intact as many pruned eucalyptus trees as possible on the north side of the property. Plant canopy trees around

the perimeter of the property, in particular on Alvarado Street.

Action:

Boucher/Adams, 8/0/0. (Naylor absent.) Motion carried.

CONSENT CALENDAR

NEW ITEM

A. 11 W VICTORIA ST.

C-2 Zone

Assessor's Parcel Number:

039-182-001

Application Number:

MST2008-00303

Owner:

1221 Victoria Court

Agent:

Lenvik & Minor

(Proposal to enlarge an existing electrical equipment enclosure. There will be no new floor area.)

Final Approval with the condition that all exposed conduit and piping above the existing enclosure be removed and reinstalled out of sight.

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HISTORIC LANDMARK COMMISSION MINUTES FOR MISSION VILLAGE

PRELIMINARY REVIEW

12. \433 E CABRILLO

HRC-2/SP-1/SD-3 Zone

(6:33)

Assessor's Parcel Number:

r: 017-680-009

Application Number:

MST95-00175

Applicant:

Parker Family Trust

Agent:

Richard Fogg, Attorney

Architect:

Daun St. Amand

Architect.

Henry Lenny

Architect:

Gregory Burnett

Business Names

Waterfront Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

(Revised preliminary approval is requested of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

Present:

Henry Lenny, Architect

Motion:

Continued two weeks with the following comments: 1) The north elevation architecture needs further study. 2) The north elevation of the courtyard, the second story, and the stair need further study. 3) Both north elevations should be more consistent with the architectural expression of the Cabrillo Boulevard elevation and the west elevation. 4) Carry forward the March 21, 2007, meeting comment that there should be more variety in the fenestration on the Cabrillo Boulevard elevation, particularly of the north elevation facing the railroad tracks.

Action:

Adams/Pujo, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

CONCEPT REVIEW - NEW

13. 1900 LASUEN RD

R-2/4.0/R-H Zone

(6:50)

Assessor's Parcel Number:

019-170-022 MST2007-00140

Application Number: Owner:

Orient Express Hotels

Applicant:

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Appirount.

El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect

Trish Allen, SEPPS

James Jones and Minh Pham, Representing Ownership

Ms. Gantz acknowledged receipt of a letter from a group of Mission Ridge neighbors whose properties directly face El Encanto Hotel at Mission Ridge Road. (Copies of the letter were distributed to the Commission members.)

Motion:

Continued two weeks with the following comments: 1) The Commission supports the project and looks forward to seeing its development, particularly the elevation of the drive entrance into the parking garage. 2) The Commission is concerned about the underground parking as a concept in that it provide sufficient soil for real plant material. 3) There is concern about the drive opening into the parking garage. 4) There is concern about views across the site. 5) There is concern about the disposition of the buildings and how they affect the neighborhood and view. 6) The Commission would prefer the full 30 foot setback from both property lines. 7) The applicant should look for a solution that would minimize the retaining wall. 8) The applicant should look for an architectural design that is compatible with the other Hispanic buildings on the site.

Action:

Hausz/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

CONSENT CALENDAR

FINAL REMEW

A. 3030 DE LA WINA ST

C-2/SD-2 Zone

Assessor's Parcel Number:

051-121-014

Application Number:

MST2007-00030

Owner:

Housing Authority of the City of Santa Barbara

Applicant:

Thomas Moore

(This is on the City's List of Potential Historic Resources. Proposal to raise the rear patio by approximately two feet and construct a deck, replace wood fencing, replace windows in kind, remove as-built lights and install new light fixtures, remove an exterior water heater closet, paint building exterior, and install a memorial plaque on the front elevation of the building.)

(Final approval of tile plaque and exterior color selection is requested.)

Final approval as submitted.

FINAL REVIEW

9. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:12)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Agent:

Orient Express Hotels

Applicant.

El Encanto, Inc. Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Final approval is requested for the Master Site Landscape Plan.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Present:

Alexandra Cole, Historian

Minh Pham, Representing Ownership

Trish Allen, SEPPS

Motion:

To approve the Master Site Landscape Plan.

Action:

Hausz/Sharpe, 7/0/0. (La Voie absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

10. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:14)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2007-00140

Owner: Applicant:

Orient Express Hotels

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El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.))

(Second Concept Review of the "Mission Village.")

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect

Minh Pham, Representing Ownership

Trish Allen, SEPPS

Alexandra Cole, Historian

Motion:

Continued two weeks with the following comments: 1) The Commission appreciates the underground parking and the way the entrance is configured. 2) Use more sandstone and a simple pair of arches rather than an elaborate column. 3) A simple variety of landscaping should drape over the wall. 4) Advised applicant to study placing Buildings 34 and 35 somewhat closer to Mission Ridge to be consistent with the average setbacks of the residences farther to the east in order to add to the open space between the

buildings.

Action:

Hausz/Sharpe, 7/0/0. (La Voie absent.) Motion carried.

NEW ITEM

11. 821 CORONEL ST

E-1 Zone

(5:50)

Assessor's Parcel Number:

035-243-013

Application Number:

MST2007-00170

Owner:

Adam Ross

(This is a City Landmark: "Hunt-Stambach House." Repaint exterior of existing single-family residence.)

(REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

This item was reviewed by Alex Pujo on the Consent Calendar who referred it to the Full Commission.

Present:

Adam and Julie Ross, Owners

Motion:

Final approval as submitted.

Action:

Hausz/Sharpe, 7/0/0. (La Voie absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:48)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2007-00140

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.))

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect

Minh Pham, Representing Ownership

Motion:

Continued four weeks.

Action:

Adams/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

Commission comments:

1. Emphasized the importance of the landscape in the character of the campus.

2. There is concern with regard to: a) The concentration of two-story buildings in this part of the campus. b) The possibility of insufficient space between two-story buildings. c) The size of the building.

CONSENT CALENDAR

CONTINUED ITEM

A. 922 LAGUNA ST

C-2 Zone

Assessor's Parcel Number: Application Number:

MST2007-00160

029-302-016

Owner:

Herbert Reff

Architect:

William Cooper

(Proposal to remove an existing screen wall and trellis, remodel the existing interior space, remove two existing windows facing Laguna Street and replace with windows to match existing, replace entry door, add one new window, and remove a window.)

(Final approval of the project is requested.)

FINAL REVIEW

10. 1101 ANACAPA ST

C-2 Zone

(6:08)

Assessor's Parcel Number:

039-232-018

Application Number:

MST2006-00515

Owner:

1101 Investors, LLC

Architect:

Cearnal Andrulaitis

(This is a revised project description. Proposal to convert approximately 2,900 square feet of existing garage space to commercial office space, infilling a portion of the existing colonnade with a storefront window system. The existing parking lot would be restriped to accommodate the revisions, and a total of four parking spaces would be eliminated on this approximately 10,988 square foot lot located in the 100% Zone of Benefit. The project would require Development Plan Approval findings.)

(Final approval of the project is requested. Development Plan Approval findings made previously.)

Present:

Craig Shallanberger, Cearnal Andrulaitis

Motion:

Final approval and continued two weeks to the Consent Calendar with the following

conditions: 1) Return with the revised paving pattern of the courtyard. 2) The street

trees shall be 36 inch box size at installation. 3) Provide the irrigation plan.

Action:

Boucher/Murray, 6/0/1. (Sharpe abstained. Naylor stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD

R-2/4.0/R-H Zone

(6:19)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2007-00140

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.).)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect

Minh Pham, Representing Ownership

Trish Allen, SEPPS

Straw vote:

How many Commissioners could support the size, bulk and scale? 7/0.

Motion:

Continued indefinitely to the Planning Commission with the following positive comments: 1) Study the exiting and access. 2) The size, bulk, and scale are supportable. 3) The Commission finds that the proposed site layout and the architecture proposed are superior to the existing buildings and, therefore, supports the replacement as proposed.

Action:

Pujo/Hausz, 8/0/0. Motion carried.

CONSENT CALENDAR

NEW ITEM

A. 17 W HALEY ST

C-M Zone

Assessor's Parcel Number: Application Number:

037-211-003 MST2007-00243

Owner:

Santa Barbara Hotel Partners

Applicant:

Jeff Shelton

Contractor:

Dan Upton Construction, Inc.

Business Name:

Holiday Inn Express

(This building is on the City's List of Potential Historic Resources and is eligible to be placed on the California Inventory of Historic Resources: "Virginia Hotel." Proposal to replace the existing dilapidated chain link and wood fencing with new plaster wall and chain link and iron fencing.)

Final approval as submitted.

NEW ITEM

B. 33 E CARRILLO ST

C-2 Zone

Assessor's Parcel Number:

039-282-009

Application Number:

MST2007-00246

Owner:

City Commerce Bank

Applicant:

Stellar Installations

Business Name:

Rabobank, Formerly Mid-State Bank

(This building is on the City's List of Potential Historic Resources: "Commercial and Farmer's National Bank." Proposal to recover an existing awning frame, replacing the existing teal colored fabric with Sunbrella fabric in "Rabobank Blue.")

Continued two weeks.

CONCEPT REVIEW - CONTINUED

2. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:13)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2007-00140

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. This is a revised Project Description: Proposal for a revised Master Plan for El Encanto Hotel. The project involves the construction of valet parking and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Seventh Concept Review focused on Group M, Mission Village. The project design has been revised and now includes a partially subterranean parking structure. Comments only; project requires Environmental Assessment, Planning Commission approval, and Historic Resource Findings.)

Present:

Henry Lenny, Architect

James Jones and Minh Pham, Representing Ownership

Kathleen Kennedy, City Associate Planner

Public hearing opened at 3:27 p.m.

Kellam de Forest, local resident, commented that, although the architecture is acceptable, the issue is the number of parking spaces that will be made available, and their use.

Public hearing closed at 3:29 p.m.

Motion:

Continued two weeks with the following comments: 1) The model provided was appreciated. 2) The style of the buildings is acceptable. 3) The size, bulk, and scale of the proposed Mission Village are not supportable. 4) Before the Mission Village project returns for review, the neighbors and concerned parties should be notified. 5) There was concern about the expression of the plinth at the parking structure. Provide a transition between the existing buildings and Mission Village buildings. 6) The elevations as a composite of the adjacent buildings should be shown on the plans. 7) The proposal is not in keeping with the rest of the site. A unifying theme should be established, possibly with a plaza in the middle of the buildings, where the currently proposed Cottage 33 is. 8) The inclusion of landscaping is very important as it would soften the buildings. 9) A real penetration for trees should be provided through the parking structure. 10) The berming should be as natural as possible.

Action:

Adams/Boucher, 8/0/0. (Curtis absent.) Motion carried.

Straw vote: How many Commission members would be in favor of plastering over the entire wall? 2/5.

Public comment opened at 5:30 p.m. and, as no one wished to speak, it was closed.

A letter was received from Mike Bishop expressing concern that the remodeling be done properly and safely.

Motion:

Final Approval and continued indefinitely to the Consent Calendar with the following conditions: 1) Applicant to return with details for the transition between plaster and brick; 2) Study the addition of vine pockets along the alleyway on the east

elevation; and 3) Study the enhancement of a parking lot planter.

Action:

Pujo/Hausz, 6/0/1. (Curtis abstained. Murray/Naylor absent.) Motion carried.

FINAL REVIEW

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:42)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2008-00211

Owner:

Orient Express Hotels

(Proposal to demolish cottages 22, 23, & 24 of Group M, Mission Village, including foundations, patios, decks, stairs, garden walls and retaining walls. No new development is proposed with this application.)

(Continued request for Final Approval. Action may be taken if sufficient information is provided.)

Present:

Trish Allen, Suzanne Elledge Planning & Permitting Services

Minh Pham, Owner Representative

Katie O'Reilly-Rogers, Landscape Architect Kathleen Kennedy, City Associate Planner

Public comment opened at 5:51 p.m. and, as no one wished to speak, it was closed.

Motion:

Final Approval for demolition with the condition that at least six future canopy

trees of minimum 36-inch box size be included in the final proposed plans for the

area.

Action:

Pujo/Sharpe, 5/0/1. (Curtis abstained. Hausz/Murray/Naylor absent.) Motion carried.

CONCEPT REVIEW - CONTINUED: PUBLIC HEARING

9. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:52)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2007-00140

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well. The project component Group M is the only component of the project to be reviewed at this hearing. Other components will be reviewed at future meetings.)

(Eighth Concept Review focused on Group M, Mission Village. Project requires Environmental Assessment, Planning Commission approval, and Historic Resource Findings.)

Present:

Henry Lenny, Architect

James Jones, Owner Representative

Katie O'Reilly-Rogers, Landscape Architect Kathleen Kennedy, City Associate Planner

Public comment opened at 6:09 p.m.

Kellam de Forest commented that the design was too fancy and should have more of a cottage farmhouse look, and the stairwell should have a Spanish revival look.

Public comment closed at 6:11 p.m.

Motion:

Continued indefinitely with the following comments: 1) The Commission greatly appreciates the design staff's efforts and accepts the size, bulk, and scale of project; 2) The parking plinth shall be further modified to be more successfully wedded to the ground and architecture; 3) Applicant to restudy the scale of the too-tall fountain; 4) The curved form of the stairway, and the expression of the plinth in stone is supportable; and 5) The architecture remains generally acceptable with the Commission looking forward to the plan proceeding.

Action:

Adams/Boucher, 6/0/0. (Hausz/Murray/Naylor absent.) Motion carried.

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HISTORIC LANDMARK COMMISSION MINUTES FOR SWIMMING POOL AND FITNESS CENTER

IN-PROGRESS REVIEW

3. 400 & 500 BLOCK OF STATE STREET

DUMMY Zone

Assessor's Parcel Number:

037-172-0RW

Application Number:

MST2005-00507

Owner.

City of Santa Barbara

Applicant:

Brian Bosse, Redevelopment Supervisor

Architect:

Bob Cunningham

(Proposal to remove the existing tile sidewalks of the 400 and 500 blocks of State Street and replace with new brick sidewalks, benches, and improved landscaping. The project will carry the design theme of the 600-1200 blocks of State Street.)

(Second In-Progress Review.)

(2:21)

Martha Degasis, Arcadia Studio; and Brian Bosse, Santa Barbara Redevelopment Agency, present.

Public comment opened at 2:27 p.m.

Tom Williams, local business owner, expressed his displeasure with the proposed Figuran trees and thought that the Firewheel trees would be a better landscaping solution, particularly in the 400 block of State Street.

Public comment closed at 2:37 p.m.

Motion:

Continued two weeks with the comment that, at the 410 State Street location, the applicant should

change the proposed Tipuana trees back to Stenocarpus and Palms.

Action:

Suding/Murray, 7/0/0.

CONCEPT REVIEW - CONTINUED

4. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Tynan Group, Inc.

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Fifth Concept Review including a revision of Unit 28, revised swimming pool design, and review of Units 2, 3, 4, 20, and 21.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(2:39)

Henry Lenny, Architect, Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owners, present.

<u>Staff comment:</u> Jake Jacobus, Associate Planner/Urban Historian, stated Kathleen Kennedy, Assistant Planner for the project has requested a phasing plan that would enable Staff and the Applicant to better follow the project.

Motion:

Continued two weeks with the following comments:

Building 28: Acceptable as presented.

Swimming Pool: 1) Restudy the orientation. 2) Simplify the design. 3) Consider not placing the spa below. 4) Revisit the previous design. 5) Keep the "romance" of the pool. 6) Return with topography and an open space study. 7) Eliminate the "false rock" outcropping. 8) Restudy the moat configuration.

<u>Unit 2:</u> The Commission will require a focused letter report before a determination can be made.

<u>Unit 3:</u> The applicant did not submit a new plan for Unit 3. No change from the last plan.

Unit 4: Acceptable as submitted.

<u>Units 20 and 21:</u> 1) Return with better drawings and/or photo documentation of the existing condition. 2) The Applicant is to restudy phasing of the project.

Action:

Suding/Hausz, 8/0/0.

REVIEW AFTER FINAL

5. \$221 ANACAPA ST

C-2 Zone

Assessor's Parcel Number:

039-183-034

Application Number:

MST2003-00908

Owner:

City of Santa Barbara

Applicant:

John Schoof

Architect:

Henry Lenny

Agent:

Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada theater building.)

(Review After Final of door and window changes as a result of revisions to Title 24 Energy Regulations.)

(3:27)

Henry Lenny, Architect, present.

<u>Staff comment:</u> Jaime Limón, Senior Planner/Design Review Supervisor, stated Building and Safety is reviewing conditioning and compliance issues in relation to the newly adopted Title 24 Energy Regulations.

Motion:

Continued two weeks with the comment that Staff is to schedule a discussion item to include the Building and Safety Division staff and a mechanical engineer for a review of the new Title 24 Energy Regulations and how these regulations may affect the window glazing and lighting of future new commercial buildings. The Commission also suggested the applicant obtain a second opinion from a qualified mechanical engineer.

Action:

Hsu/Hausz, 7/0/1. Suding stepped down.

HISTORIC STRUCTURES REPORT

3. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Tynan Group, Inc.

Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Review of Historic Structures/Sites Report Addendum prepared by Alexandra Cole, Preservation Planning Associates.)

(3:00)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the owners, present.

<u>Staff comment:</u> Jake Jacobus, Associate Planner/Urban Historian, read the concluding paragraph of the report into the record and stated Staff supports the opinion of the preparer.

Public comment opened at 3:02 p.m.

Kellem De Forest, local resident, asked if it has been determined if there is an original overall master plan and asked how the proposal fits in with the original architecture.

Public comment closed at 3:05 p.m.

Motion:

The Commission accepted the report.

Action:

La Voie/Navlor, 6/0/0.

CONCEPT REVIEW - CONTINUED

4. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number:

019-170-022 MST2005-00490

Application Number: Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Tynan Group, Inc.

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, The west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Sixth Concept Review including pool studies, elevations for Unit 4, and Phasing Plan.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(3:07)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owners, present.

<u>Staff comment:</u> Jake Jacobus, Associate Planner/Urban Historian, reminded the Commission that Staff is requesting additional phases be added to the proposal in order to better track the project as it proceeds.

Public comment opened at 3:19 p.m.

Kellem De Forest, local resident, asked if it is possible to turn the pool in order to have a vista down the path to the pool.

Public comment closed at 3:20 p.m.

Motion:

Continued to the November 30th meeting with the following comments: 1) The Commission accepts the location of the pool on the site. 2) The Commission requests that the applicant redesign the stairs to the lower level in a more natural configuration. 3) Suggested adding a more natural edge to the moat. 4) Suggested studying the battered landscape to have a more natural transition from the pool to the lawn. 5) Incorporate a pool attendant enclosure. 6) The elevations for Unit 4 are acceptable as submitted. 7) The phasing plan will be submitted to Staff for comments before the next meeting.

Action:

La Voie/Hausz, 6/1/0. Suding opposed.

CONCEPT REVIEW - NEW

5. 328 E CARRILLO ST

C-2 Zone

Assessor's Parcel Number:

029-301-006

Application Number:

MST2005-00616

Owner:

Investment 77, LLC

Owner.

John Franklin

Applicant:

Armando Arias

Designer:

Mark Johnson

(Proposal to demolish two existing wood frame buildings totaling 1,877 square feet at the rear of a commercial site and construct a new, 2,437 square foot, three-story mixed-use building with a ten-space, 3,206 square foot subterranean parking lot and 133 square foot mechanical room totaling 5,776 square feet. Twelve covered and four uncovered parking spaces will be provided. There will be 487 c.y. of cut exported off-site. An existing, 1,831 square foot one-story mixed-use building at the front of the lot is proposed to remain on this 12,132 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(3:28)

Armando Arias, Applicant; and Mark Johnson, Designer, present,

<u>Staff comment:</u> Jake Jacobus, Associate Planner/Urban Historian, stated that the demolished structure was not determined to be significant and therefore, there is no Historic Structures Report; however, an Archaeological Report may exist, which would be confidential due to the possibility of Native American artifacts at the site.

Public comment opened at 3:48 p.m.

Jill Sattler, fifth generation Santa Barbara resident and representative for the Sanford's, stated her gratitude to the Historic Landmarks Commission for careful thought and consideration regarding the proposal and explained the style of El Caserio, which has been compared in numerous articles as the "Greenwich Village" of Santa Barbara. Additionally, Ms. Sattler gave an historical overview of the "village" and requested the HLC consider the integrity of its charm and scale to honor all who have contributed to El Caserio, both past and present, and for future generations as well.

Tony Fischer, Attorney on behalf of El Caserio residents, stated his request that the architect for the project meet with the neighbors in order to discuss the plans and the impact of the proposal on the surrounding property. Additionally, it

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number:

019-170-022 MST2005-00490

Application Number: Owner:

Orient Express Hotels

Architect:

Henry Lenny Tynan Group, Inc.

Applicant: Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Seventh Concept Review including revisions to the swimming pool, review of Units 5, 6, 7, 8, 9, 10, 12, 13, 20 and 21, and restoration of the historic arbor.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(4:07)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owner, present.

Public comment opened at 4:24 p.m.

Kellem De Forest suggested keeping the "Maxfield Parrish" pot design.

Public comment closed at 4:25 p.m.

Motion:

Continued two weeks with the following comments:

Pool: 1) The siting of the pool is acceptable. 2) Simplify the elevator top and address the attendant's area. 3) Rethink the access pot to match the pool pot. 4) The design is generally a good design.

Group I:

Buildings 5, 6, and 8: Acceptable as presented. There are no exterior alterations except for refurbishing the buildings.

Building 7: The Commission is concerned with the guard rail height as it meets the existing window sill and requested it be restudied.

Building 9: 1) Treat the side lights different than the door. 2) Incorporate additional trim to better integrate the building with the overhead header beam.

Building 10: Acceptable as submitted.

Overall comment: Remove the sidewalk that is shown on the drawings on Alvarado Place on El Encanto side.

Group G:

Building 20: Remove the exposed conduits and floodlights from west elevation of building.

Building 21: Acceptable as proposed.

Action:

Pujo/Rager, 9/0/0.

residential trash pit, the six required mitigation procedures found on page 10 of the report are to be implemented. The record should reflect that City street files were consulted and nothing was found.

Action

Boucher/Naylor, 7/0/0.

CONCEPT REVIEW - NEW

3. 1200 BLOCK STATE

Assessor's Parcel Number:

99-MSC-ART

Application Number:

MST2006-00037

Owner:

City of Santa Barbara

Applicant:

Mauricio Gomez

(Proposed installation of eight Fiberglas steelhead trout sculptures at eight sidewalk locations beginning at State and Victoria Streets and terminating at State and Cota Streets. The sculptures will be on display from mid-February through April.)

(Action may be taken if sufficient information is provided.)

(1:51)

Patrick Davis, Director, and Ginny Brush, Visual Arts Coordinator for the County Arts Commission, and Mauricio Gomez, of the Community Environmental Council, present.

Public comment opened at 2:01 p.m.

Kellam De Forest questioned how strong and sturdy the sculptures will be since there might be a safety issue regarding children wanting to climb them and was reassured that the sculptures would be mounted well above head-height.

Public comment closed at 2:03 p.m.

Motion:

Preliminary approval and continued two weeks for final on Consent with the following comments: 1) The Commission is pleased to see artwork back on State Street. 2) The sculpture poles shall be painted malaga green. 3) Restudy the verbiage and place serif font on the placard to reduce the appearance of advertising. 4) The mounting of the placard shall be to the pole with screws and frame, as opposed to brackets.

Action:

Naylor/Rager, 7/0/0.

PRELIMINARY REVIEW

4. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner: Architect:

Orient Express Hotels

Henry Lenny

Applicant:

Tynan Group, Inc.

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Preliminary Approval is requested for Groups C, D, E, G, H, I, and K.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(2:12)

Henry Lenny, Architect, and Alexandra Cole, Architectural Historian, present.

Public comment opened at 2:29 p.m. and, as no one wished to speak, closed at 2:30 p.m.

Motion:

Preliminary approval of Groups C, D, E, G, H, I, and K, and continued two weeks with the following comments: 1) The restoration plan of the arbor shall return for in-progress reviews. 2) Trim the wisteria plants on the arbor, possibly when dormant to retain the plantings as much as possible. 3) To restudy the roof of the elevator tower at the pool area. 4) To correct the pool location on all of the plans. 5) The Architectural Historian shall prepare reports stating no negative impacts to historical structures.

Action:

Pujo/Hausz, 7/0/0.

REVIEW AFTER FINAL

5. 1221 ANACAPA ST

C-2 Zone

Assessor's Parcel Number:

039-183-034

Application Number:

MST2003-00908

Owner:

City of Santa Barbara

Applicant:

John Schoof

Architect:

Henry Lenny

Agent:

Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theater building.)

(Review After Final of door and window changes due to Title 24 Energy Regulations.)

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEB. 8, 2006 MEETING AT THE APPLICANT'S REQUEST.

CONCEPT REVIEW - CONTINUED

6. SANTA BARBARA ST AT ORTEGA ST

? Zone

Assessor's Parcel Number: 099-MSC-0PW

Application Number:

MST2005-00770

Owner:

City of Santa Barbara

Applicant:

Tim Gaasch

(Proposal to place seven traffic signal lights and two streetlights on concrete poles at the intersection of Santa Barbara and Ortega Streets in El Pueblo Viejo.)

(Third Concept Review.)

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEB. 8, 2006 MEETING AT THE APPLICANT'S REQUEST, THEN REPLACED ON THE AGENDA WITH CONSEN ITEM M: 00 W DE LA GUERRA.

Public comment opened at 2:41.

Mr. Suding read into the record a letter received from Steve Hoegerman, neighbor, expressing opposition to this project.

Mr. Kellam De Forest expressed concern that Anapamu will be turned in to a "tunnel" of three-story buildings and commented that this project would not help the ambiance of the City.

Public comment closed at 2:44.

The Commission made the following comments and/or suggestions: 1) The project's program is very ambitious, particularly with respect to the mass, bulk, and scale. 2) The building and its massing is out of character with the neighborhood. 3) The roof deck elevator is problematic and the roof deck may not be necessary. 4) Access to the rear buildings, particularly Building B, is problematic. 5) Open space needs to be maximized and more contiguous. 6) One Commissioner suggested looking at a previously reviewed project on East Victoria Street. 7) The Commission is looking forward to reviewing the Historic Structures Report. 8) Study an alternative parking design. 9) The Commission does not support the front yard modification or any of the lot area modifications to increase density. 10) The Commission is concerned with the zoning versus preservation requirements and conflicts.

IN-PROGRESS REVIEW

6. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:02) Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions LLC

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(In-Progress review of exterior stairway revision and construction detail development for Group E and continued In-Progress review of exterior development of new cottages for Group K.)

Present:

Henry Lenny, Architect

Alexandra Cole, Architectural Historian Katie O'Reilly-Rogers, Landscape Architect James Jones, Ownership Representative

Public comment opened at 3:33.

Mr. Kellam De Forest asked what happened to the Maxfield Parrish vases and the straight access path that went from the pool up to the pergola that is now shown as a curved path in the proposal.

Public comment closed at 3:34.

Group K

Motion:

Continued two weeks with the following comments: 1) Planting should be used for screening as opposed to walls and fences, particularly at the craftsman style cottages. 2) At least two Commissioners felt that the masonry building should use landscape as screening as opposed to the walls. 3) Proposed changes are not consistent with the preliminary approved plans. 4) The charm has been lost; size and quantity of windows have been changed. 5) Comparisons to previously reviewed designs need to be made if incremental changes are proposed. 6) Restudy: a) Building 28, the east elevation lower doors and windows. b) Building 28, north elevation building pattern. c) Building 29, west elevation in its entirety, especially the stair guardrail design. d) Building 29, the north elevation window patterns.

Action:

Hsu/Hausz, 8/0/0.

Group E

Motion:

Continued indefinitely with the following comments: 1) The proposed pool does not have the charm and folly of the previous pool proposal. 2) An axial connection to the northern campus pergola is essential. 3) At least two Commissioners felt that the infinity edge and the railings are not acceptable as proposed.

Action:

Hsu/Hausz, 8/0/0.

FINAL REVIEW

7. 715 SANTA BARBARA ST

C-2 Zone

(3:48)

Assessor's Parcel Number:

031-081-007

Application Number:

MST2006-00279

Owners.

Santa Barbara Historical Society

Architect:

John Pitman

Contractor:

Frank Schipper

(Proposal for a new parking lot, electrical enclosure, and landscaping to be installed after completion of separately permitted site remediation on two of three sites for the Santa Barbara Historical Museum (APNs 031-081-005 & 031-081-007) located at 715 Santa Barbara Street and 118 East De La Guerra Street. The third site at 136 E. De La Guerra is within the County's jurisdiction.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS)

Present:

John Pitman, Architect and Historical Museum's Representative

Amelia Coffey, URS Corporation, Southern California Edison

Bob Cunningham, Landscape Architect

<u>Staff Comment:</u> Barbara Shelton, Environmental Analyst, stated that Staff reviewed the parking lot proposal and found that it would not result in significant effects. Based on analysis of the project under the City Master Environmental Assessment, along with prior CEQA reviews of the property by the State for the Southern California Edison remediation project and by the County for the prior museum expansion project, it is concluded that the current project will not result in significant archaeological or historical effects. Staff recommends that the Commission make Historic Resource Findings as part of its motion.

11. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:52)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Project Solutions, LLC

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

Present:

Henry Lenny, Architect

Alexandra Cole, Architectural Historian Heather Miller, Representing Ownership

Public comment opened at 4:04 p.m.

Mr. Kellem De Forest addressed a few questions to the applicant regarding straight paths vs. curved paths and rectangular cut stone of the proposed project, to which the applicant responded they will research and respond directly to Mr. De Forest.

Public comment ended at 4:07 p.m.

Motion:

SWIMMING POOL/FITNESS CENTER DESIGN OF GROUP E

Continued two weeks with the following comments: 1) Restudy re-proportioning the scale of the pool and fitness center to a less monolithic design in size and height and a more compatible design in keeping with the other buildings on the site. 2) Study returning to the charm of the romantic original design, and eliminate the underground structure. 3) Handicap access is acceptable. 4) Offset curve is acceptable as long as it

does not meet a more vertical line.

Action:

Boucher/Naylor, 9/0/0.

R-2/4.0/R-H Zone

Present:

Henry Lenny, Architect

Katie O'Reilly-Rogers, Landscape Architect Minh Pham, Ownership Representative

Alexandra Cole, Historian

Motion:

ARCHITECTURE FOR GROUP K, BUILDINGS 4, 25, 26 AND 29: Continued two weeks with

the applicant to provide completed drawings including architectural details and matching

elevations.

Action:

Hsu/Hausz, 7/0/0, (Suding and Murray absent).

Motion:

LANDSCAPING: Final Approval as submitted with the comment that one straight entrance

walkway shall be slightly altered into a more graceful curve.

Action:

Pujo/Hausz, 7/0/0, (Suding and Murray absent).

CONCEPT REVIEW - CONTINUED

10. 19

(2:53)

1900 LASUEN RD

019-170-022

Application Number:

Assessor's Parcel Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Project Solutions, LLC

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and Units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; THIS MAY REQUIRE ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Henry Lenny, Architect

Katie O'Reilly-Rogers, Landscape Architect Minh Pham, Ownership Representative

Alexandra Cole, Historian

Public comment opened at 3:05 p.m.

Mr. Kellam De Forest expressed concern regarding the swimming pool's proximity to the cottage versus the house, and made some suggestions regarding an access pathway to the pool and the stonework.

Public comment ended at 3:06 p.m.

Continued two weeks with the following comments: 1) The applicant shall seriously reconsider the location, shape, enclosure, and axis of the pool. 2) If the shape of the pool is to be axial, then it needs a focal point and the axis defined and reinforced. 3) Making the pool smaller helped in the design. 4) The Commission appreciates the three-dimensional display model of the previous pool design presented, and hope such will continue to be presented as the design develops. 5) The view from Alameda Padre Serra needs to be reconsidered. 6) The Commission recommends the use of ashlar-cut sandstone, a reduction in the size of the buttress wall, a careful consideration of landscape screening, and the provision of vine pockets. 7) The size, bulk, and scale of the pool need to be reduced. 8) The Commission continues to be concerned with the imposition of a structure in the historic lawn, and would prefer a pool in the lawn as opposed to a structure. If any structures are added, they need to be a part of the composition, whether axial or other.

Action:

Boucher/Pujo, 7/0/0, (Suding and Murray absent).

CONCEPT REVIEW - CONTINUED

11. \quad 900 LASUEN RD

R-2/4.0/R-H Zone

(3:38)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Lenny

Applicant:

Project Solutions, LLC

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST 99-00305) is complete.)

(Continued review of proposed valet parking structure and tennis court of Group L.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Henry Lenny, Architect

Katie O'Reilly-Rogers, Landscape Architect Minh Pham, Ownership Representative

Alexandra Cole, Historian

Straw vote:

Is the Commission satisfied with the tennis court location and the demonstrated landscape screening? 2/2/1, (Naylor and Boucher opposed, la Voie abstained; Rager had a qualified vote pending further development of the design particularly the entry; Hsu, Suding, and Murray absent).

Motion:

Continued two weeks with the following comments: 1) The Commission is concerned about the southwest corner and the entrance to the garage which needs to be unobtrusive and wonderful, and requested the applicant present a three-dimensional model for review.

2) The undergrounding of a human support staff continues to be a concern. 3) The landscape screening appears adequate but continues to be a concern, especially at the southwest corner of the site where there is a minimal amount of space to accomplish such adequate screening. 4) The Commission seems reassured that the whole north side will be perfectly hidden because it is underground and will no longer be a concern.

Action:

Hausz/Pujo, 6/0/0, (Hsu, Suding, and Murray absent).

(PROJECT MAY REQUIRE SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

Present:

Henry Lenny, Architect

Gregory Burnett, AIA, Gensler

Public comment opened at 2:47 p.m.

Mr. Kellam De Forest, resident, commented that the new design does not fit into the neighborhood and seems much busier than the previous design.

Public comment closed at 2:48 p.m.

Motion:

Continued indefinitely with the following comments: 1) At least one Commissioner felt that the simplification of the architecture is mostly successful, with the exception of the wrought iron balconies. 2) The majority of the Commissioners felt that the previously reviewed project with its details and materials is far more successful. 3) The five foot cantilever balconies and the modern interpretation of some of the balconies are unacceptable. 4) All of the Commissioners prefer the Monterey balconies over the wrought iron cantilever balconies. 5) For the most part, the proposed drawings are less successful and look more like a hotel than what the Commission has strived for. 6) The high level of detailing and materials should be adhered to. 7) The romance is lost on the proposed drawings.

Action:

Pujo/Boucher, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

5. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:02)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions, LLC

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Alexandra Cole, Architectural Historian

Henry Lenny, Architect

Minh Pham, Representing Ownership

Public comment opened at 3:06 p.m.

Mr. Kellam De Forest, resident, commended the new pool design. He also commented that swimming pools are difficult to incorporate into landscapes, hiding them so that they do not distract from the bucolic feel of the lawn.

Public comment closed at 3:08 p.m.

Motion:

Continued two weeks with the following comments: 1) The Commission commends the applicant for the direction the project has taken. The project has much improved and is more compatible with its environment. 2) At least one Commissioner felt it would be better if the pool sunk into the ground further. Decreasing the depth of the pool is another option. 3) The shack needs to be much more romantic. Look to structures built at the turn of the century by the National Park Service for inspiration to resolve washroom issues. Incorporating a Spanish Mediterranean style was suggested. 4) The open stairwell is problematic. 5) The lift lacks charm. Study the lift and the possibility of incorporating it into the roofline of the restroom. 6) The preservation of the lawn area is much appreciated. 7) The Commission looks forward to seeing a revised model of the project.

Action:

Hausz/Naylor, 9/0/0. Motion carried.

CONCERT REVIEW - NEW

6. 710 ANASAPA ST

C-2 Zone

(3:24)

Assessor's Parcel Number:

031-081-013

Application Number:

MST2006-00312

Owner:

Carlos Adame

Agent:

Lisa Plowman

Architect:

Peikert Group Architects

(This is a revised proposal for a new 4.031 square foot, two and one-half story mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved. Staff Hearing Officer approval is requested for the Development Plan, a Tentative Subdivision Map for the condominium development, and a modification for encroachment into the interior yard setbacks.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND STAFF HEARING OFFICER APPROVAL.)

Present:

Detlev Peikert and Lisa Plowman, Peikert Group Architects

Carlos Adame, Owner

R-2/4.0/R-H Zone

Motion:

Continued indefinitely with the following comments:

1) In general, refine some of the proportions, particularly a progressive reduction in the vertical scale. 2) Provide attention to the detailing and underview of the balconies. 3) Provide a differentiation of the Viceroy's house, possibly by color. 4) Provide more elaboration of the entry building with perhaps references to detailing of the Viceroy's house. 5) Most Commissioners expressed the desire for more elaboration of the entry door. 6) Requests were made to: a. Study the proportions of the arcade now indicated as hidden by vines; b. Keep the watermark on the building; c. Re-explore retention of the tower as a focal point of the project. 7) Study the balcony on the round towers, perhaps increasing the corbelling on either end of the towers to make the cantilever credible.

Action:

Hausz/Boucher, 7/0/0. Motion carried. (Murray and Suding absent.)

CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD

(4:27)

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions, LLC

Architect:

Henry Lenny

Business Name: El Encanto Hotel

Assessor's Parcel Number:

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Henry Lenny, Architect

Minh Pham, Owner's Representative Alexandra Cole, Architectural Historian

Public comment opened at 4:50 p.m.

Kellam De Forest, resident, suggested that the stairway to the terrace be moved to the east side of the structure, expanding the lawn area.

Public comment closed at 4:51 p.m.

Straw Vote:

How many Commissioners agree that the design does not hang together, and needs more

integration of materials and expression? 7/0/0.

Continued two weeks with the following comments:

1) Resolve the stairway at the north-east corner to be more integrated into the building.
2) If the chimney is to be retained as an element, it needs to be more in scale with the building.
3) Restudy the proportions of the north elevation gate.
4) The Commission does express support for the location and size of the pool, the size of the pool terrace, and

for the reduction of the impact of the pool on the site, particularly the lawn.

Action:

Naylor/Hsu, 7/0/0. Motion carried. (Murray and Suding absent.)

FINAL REVIEW

7. 314 MORRISON AVE

R-2 Zone

(4:41)

Assessor's Parcel Number:

029-091-020

Application Number:

MST2006-00222

Owner:

Gail Andrews Trust 4/13/04

Applicant:

Lenvik & Minor Architects

(Proposal to construct a new 460 square foot first and second story addition to an existing 847 square foot single-family residence with an existing detached 134 square foot accessory building and an attached one-car carport, all on a 4,500 square foot lot. The structure is located in the proposed Bungalow Haven Historic District and will require Neighborhood Preservation Ordinance findings.)

(Final Approval of the project is requested.)

Present:

Dave Jones and Michelle Lang, Applicant's Representative

Motion:

Final Approval as submitted with the finding that Neighborhood Preservation criteria have been met in accordance with Section 22.22.131 of the Zoning Ordinance, and with the comment that the proposed development is consistent with the

Neighborhood Preservation Ordinance.

Action:

Pujo/Hausz, 7/0/0. Motion carried (Murray and Suding absent.)

FINAL REVIEW

8. 1311 STATE ST

C-2 Zone

(4:47)

Assessor's Parcel Number:

039-131-009

Application Number:

MST2006-00479

Owner:

Mark Huston

Architect:

Doug Reeves

(Proposal for a 792 square foot, two-story addition and facade alterations at the front and rear to an existing two-story 2,697 square foot restaurant. A zoning modification to reduce the required number of parking spaces is proposed.)

(Final approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 064-06. MODIFICATION GRANTED ON OCTOBER 11, 2006.)

HISTORIC STRUCTURES REPORT

10. \ \ 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:16)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions, LLC

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum is focused on the reconstruction of the Main Building of Group B.)

<u>Staff comment:</u> Jaime Limón, Senior Planner, stated that Jake Jacobus, Associate Planner/Urban Historian, has reviewed the report and agrees with the conclusions and recommendations found in the report.

Motion:

Commission accepts the report as presented.

Action:

Boucher/Rager, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:18)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions, LLC

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect.

Continued to January 10, 2007, back to the Full Board with the following comments: 1) The character, placement, and size of the restroom building are not acceptable. Study use of adjacent space for the restroom function. 2) Retain the planar quality of the existing lawn. Minimize berming against the pool. 3) Study the stairs from the pool deck to the terrace. 4) At least two Commissioners cannot support this proposal.

Action:

Pujo/Hausz, 6/3/0. Motion Carried. (Naylor, La Voie, Boucher opposed.)

** THE BOARD RECESSED FROM 5:44 P.M. TO 6:02 P.M. **

CONCEPT REVIEW - CONTINUED

12. 1025 SANTA BARBARA ST

C-2 Zone

(6:02)

Assessor's Parcel Number:

029-211-007

Application Number:

MST2006-00224

Owner: Architect: Haywards Family Partnership Cearnal Andrulaitis Architects

(Proposal to demolish 15,371 square feet of existing commercial buildings, demolish surface parking with 45 spaces and construct a new, four-story mixed-use project with 27,145 square feet of underground parking including 66 covered parking spaces, 14,168 square feet of commercial space and 25,419 square feet of one, two and three bedroom condominium units (15 units total) on four separate parcels (APNs 029-211-006, -007, -008, and -009) totaling 31,310 square feet. Two of the condominium units would be affordable. Approximately 10,000 cubic yards of grading excavation is proposed as a part of this project. Planning Commission approval will be required for a Tentative Subdivision Map, a modification of the 10% open space requirement, and a modification of the lot area requirements to allow two over-density units.)

(Third Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present:

Brian Cearnal, Architect.

Public comment opened at 6:13 p.m.

Kellam De Forest, resident, stated that the project is better, but looks like it might be competing with the County Court House. Mr. De Forest suggested planting shade trees.

Chair Suding read into the record comments from Robert Maxim, resident, stating that the building is bulky and too tall. Mr. Maxim requested consideration of the visual aspects of the Courthouse as approaching Santa Barbara Street from the south.

Public comment closed at 6:17 p.m.

Motion:

Continued indefinitely to the Planning Commission with the following comments:

1) The east elevation is at a good Santa Barbara scale. 2) The fourth-floor east, north and south elevations need more romance and traditional detailing. 3) Retain all landscape areas, particularly the areas behind the sidewalk on Santa Barbara Street. 4) The mass, bulk, and scale are appropriate; however, the Commission reserves the right to finesse the mass, bulk, and scale at a later time when the elevations are developed at a larger graphic scale.

Continued two weeks with the comment that the Commission regrets the loss of the

marquee, will not support the use of goose-neck lamps, and would like to see a better

resolution of the elevation in a less arbitrary manner.

Action:

Pujo/Hausz, 0/8/0. (Murray opposed because she prefers the previously approved plan.)

Motion failed.

Substitute

Motion:

The Commission wants the applicant to return to the previously approved design.

Action:

Adams/Boucher, 7/1/0. (La Voie opposed.) Motion carried.

CONCEPT REVIEW - CONTINUED

1900 LASUEN RD

R-2/4.0/R-H Zone

(3:15)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions, LLC

Architect:
Business Name:

Henry Lenny El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

James Jones and Minh Pham, Representing Ownership

Henry Lenny, Architect

Public comment opened at 3:22 p.m.

Kellam De Forest, resident, commended the applicant for bringing back the Maxfield Perrish style vases and expressed his desire that they remain.

Public comment closed at 3:23 p.m.

Motion:

Continued two weeks with the following comments: 1) The Commission requests a better integration of the design elements to create less of an intervention into the landscape. 2) Resolve the elevator and steps. 3) Study any resolution that can be done to minimize the amount of berming on to the structure. 4) Programatic constraints on the design need to be reconsidered, including the requirement for a second exit and

washrooms up on the pool deck level.

Action:

Naylor/Hausz, 8/0/0. Motion carried.

9. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:21)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions, LLC

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements, and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

James Jones and Minh Pham, Representing Ownership

Alexandra Cole, Historian

Straw votes:

How many of the Commissioners could support the elements as far as location, size, bulk, and scale? 6/0/2. (Adams/Sharpe abstained.)

How many of the Commissioners agree that no path needs to be delineated down to the fitness center at this point? 5/1/2. (Pujo opposed. Adams/Sharpe abstained.)

How many of the Commissioners would agree to return to the concept previously presented on August 22, 2006? 6/0/2. (Adams/Sharpe abstained.)

Motion:

Continued two weeks with the following comments: 1) The Commission would like to see an integration of materials and further effort to integrate into the site with a more natural border transition. 2) Study a delineation of path of travel from the lower area to the upper area to the landscape. 3) The Commission would like to have the applicant return to the concept presented on August 22, 2006, for a stone building with a wood shingle roof and a tile ridge as being an acceptable design for the elevator and washroom enclosure adjacent to the pool.

Action:

Boucher/Hausz, 7/0/2. (Adams/Sharpe abstained.) Motion carried.

** THE COMMISSION RECESSED FROM 4:50 P.M. TO 4:59 P.M. **

10. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:10)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

Project Solutions, LLC

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect

Alexandra Cole, Historian

Minh Pham, Representing Ownership

Public comment opened at 5:27 p.m.

Kellam De Forest, local resident, asked what happened to the idea of the tool house, now shown in the presentation as a very solid rock structure, previously proposed as a whimsy folly with some lightness to it.

Public comment closed at 5:28 p.m.

Motion:

Continued two weeks with the following comments: 1) The Commission supports the

concept of the presentation. 2) The Commission would like to see the plans delineated

with hard lines without water colors.

Action:

Boucher/Naylor, 5/0/2. (Adams/Sharpe abstained. La Voie absent.) Motion carried.

** THE COMMISSION TOOK A DINNER BREAK FROM 5:30 P.M. TO 5:49 P.M. **

15. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:55)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present:

Henry Lenny, Architect

Minh Pham, Representing Ownership

Alexandra Cole, Historian

Trish Allen, SEPPS

Motion:

Continued indefinitely to the Planning Commission with positive comments and acceptance of the design as proposed. Historic Resource Findings were made as

follows: The project will not cause a substantial adverse change in the significance of an

historical resource.

Action:

Boucher/Murray, 7/0/0. (Pujo absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

16. 1900 LASUEN RD

R-2/4.0/R-H Zone

(6:09)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2005-00490

Owner:

Orient Express Hotels

Architect:

Henry Denny

Business Name:

El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of proposed valet parking structure and tennis court of Group L.)

HISTORIC LANDMARK COMMISSION MINUTES FOR ENTRY AND SERVICE AREA

Continued indefinitely with the following comments: 1) There was validity to the accepted strategy that an overall plan would be reviewed and different elements would then be presented in sections. It has since become confusing to differentiate between what was previously approved and the proposed changes. 2) The Commission now requests that, for each future presentation, the following be presented: a) a complete site plan; b) a timeline indicating what has happened in the past, what is being presented, and the intention for the future in order to have a complete context; c) and previous plans for comparison to see if there is consistency with what was previously presented. 3) The architecture presented is not in substantial conformance to what was given preliminary

approval by the Commission.

Action:

Adams/Sharpe, 7/0/0. (Curtis/Pujo absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:26)

Assessor's Parcel Number:

019-170-022

Application Number:

MST2007-00140

Owner:

Orient Express Hotels

Applicant:

El Encanto, Inc.

Agent:

Suzanne Elledge Planning & Permitting Services

Architect:

Henry Lenny

Business Name:

El Encanto Hotel

(The project site has been designated as a Structure of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for a new surface valet parking lot with an operations facility below in the northwest corner, a predominately underground Utility Distribution Facility (Group L) in the northwest corner; a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of five new cottages (Mission Village) with an underground parking structure below in the northeast corner of the project site (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Continued Concept Review of the revised Master Plan. New proposal for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building.)

Present:

Alexandra Cole, Historical Consultant

Trish Allen, SEPPS

James Jones and Minh Pham, Representing Ownership

Kathleen Kennedy, City Associate Planner

<u>Staff comments:</u> Jake Jacobus, Associate Planner/Urban Historian, stated that the revised plan for the Main Entry off of Alvarado Place provides for improved circulation and the addition of a trash enclosure and screening gates. A very small section of the historic sandstone wall will be realigned to provide improved vehicular access from Alvarado Place. No other historic structures will be impacted by this revision. Staff feels that this revision is minor and beneficial and does not require the preparation of an Historic Structure/Site Report.

Public comment opened at 4:40 p.m.

- 1. Joanna Von Yurt, neighbor felt it is important that the entry to the site stay clean and closer to what was there before; the stone walls should not be removed, eight feet seems excessive; the trash enclosure should be completely surrounded in stone to match the walls if it would be visible from the street; wondered where the parking currently found in the northwest corner of the site would be moved to.
- 2. Marc Chytilo, Attorney at Law felt the sandstone walls are of concern; more complete set of plans should be made available with elevations from the street, although pictures are helpful; the experience through the entry is of historical significance and no historical analysis has been made of the entryway itself; a landscape cultural report addressing the northwest portion of the site is needed; concerned about the number of trees being removed, junipers and arbutus could have some significance and may have been part of the historical component; this configuration results in loss of five parking spaces.
- 3. Kellam de Forest, local resident felt there is a need for an overall site plan.
- 4. Ronald Hays, neighbor thought the utility facility would be noisy, unattractive, and neighborhood unfriendly; there should be resolution of the northwest corner issues before an approval is made.
- 5. Trevor Martinson, architect the survey by Joe Waters, which identifies all the buildings on site, including those intruding into the side and frontyard setbacks of the entire site should be included in the Commission's review of the project; employee parking on site is important under the Covenants, Conditions and Restrictions; would like to know what happened to the sign at Alameda Padre Serra and Los Olivos that was part of El Encanto site.

Public comment closed at 4:50 p.m.

Straw vote:

How many Commissioners would agree that a focused Addendum Letter Report should be required for the landscape? 0/7. (All opposed.)

Motion:

Continued indefinitely to the Planning Commission with the following comments:

1) There is concern with respect to the strategy of reviewing this project in sections without a complete context to differentiate between what was previously approved and the proposed changes.

2) The entry is an important element of the entire historical aspect of this building site. Explore alternatives with respect to the entry's narrowness and preserving some feel for the rustic, small-scaled aspect of this entry.

3) The preservation of two Eucalyptus trees is appreciated.

4) The plant palette should follow drought-tolerant conservation guidelines. Explore other options such as a Coast Live Oak (Quercus agrifolia).

5) Reinvestigate the bed planting in the entry.

6) The relocation of the employee parking is of concern as it affects other aspects of the proposed plan.

7) The north wall trash closure should be sandstone.

Action:

Boucher/Hausz, 7/0/0. (Curtis/Pujo absent.) Motion carried.

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